

September 12, 2018

Re: Downtown Amendments

Dear Members of the Planning Board:

We, the undersigned, recall that during the May 2017 Future Land Use Community Forum, there was a strong aversion to more student housing downtown. The Future Land Use Community Forum Summary explicitly states: **“We are very clear that we do not support additional student housing!”**

We also recognize that some of our downtown space is underutilized and in need of redevelopment. We understand that residential units are needed to finance redevelopment. Both landlords and townspeople have stated repeatedly they would prefer more graduate students and young professionals living downtown. To that end, we believe that any new development downtown should be zoned for **one- and two-bedroom units only**, thus creating apartments that are more likely to attract the desired demographic. We do not support building apartments with more bedrooms than that because they are more likely to attract undergraduate students.

We also note that in the same Community Forum Summary, under the category “Ten years from now we will have preserved,” comments include: “the character of the community--our small town feel.”

To that end, the 2018 Future Land Use Chapter states that the basic fabric of the downtown should be composed of 3-story buildings, with a fourth floor allowed **only under certain circumstances**. The Chapter—with its 10-year vision and adopted by the Planning Board just months ago, in January of 2018—**does not recommend 4-story buildings lining Main Street and Madbury Road**. This would likely be the result if the amendments are approved as written that permit 4-story buildings where they are currently not allowed.

We ask that the Planning Board honor the wishes expressed by the community and limit redevelopment along Main Street (from and including T&C east) and along Madbury Road to the 3-story model presented to the Town Council on August 20th. If we allow 4-story buildings in the core of our town, the small-town character valued by so many townspeople will be lost.

The strength of the 3-story model presented to the Town Council (with first floor retail, second floor office, and third floor residential) is that it offers a 2:1 commercial/residential ratio rather than the traditional 1:2 commercial/residential model. It thereby increases the commercial space in our limited downtown while minimizing residential floors. Equally important, it promises to preserve our small-town character.

We strongly oppose 4-story buildings along Main Street and Madbury Road. Please amend the proposed amendments to reflect this. We ask that you permit only one- and two-bedroom units in all future redeveloped buildings downtown with the hope that it attracts a more mature demographic.

<u>Name</u>	<u>Address</u>
1. Diana Carroll	54 Canney Road
2. John E. Carroll	54 Canney Road
3. Marjorie Smith	100 Piscataqua Road
4. Malcolm Sandberg	15 Langley Road
5. Nancy Sandberg	15 Langley Road
6. Joshua Meyrowitz	7 Chesley Drive
7. Beth Olshansky	122 Packers Falls Road
8. Andrea Bodo	20 Newmarket Road
9. Steve Burns	20 Newmarket Road
10. Judith Spang	55 Wiswall Rd
11. Zelda Moore	4 Stevens Way
12. David Moore	4 Stevens Way
13. Robin Mower	6 Britton Lane
14. Dudley Dudley	25 Woodman Road
15. John Parry	5 Denbow Road
16. Cheryle St. Onge	8 Wiswall Road
17. John L. Hart	13 Mill Road #9
18. Diane Freedman	28 Laurel Lane
19. Joanne Celentano	Davis Avenue
20. Lynn Holmes	10 Meserve Road

21. Susan Deese	35 Garden Lane
22. Louis Piestrak	35 Garden Lane
23. Glendowlyn F. Howard	5 Bayview Road
24. Mary Alice Schatzle	5 Bayview Road
25. Linda Tatarczuch	5 Fitts Farm
26. Larry G. Harris	56 Oyster River Rd
27. Annmarie Harris	56 Oyster River Rd
28. Jeff Miller	297 Durham Point Rd
29. Vivian Miller	297 Durham Point Rd
30. Rachel Swanson	51 Mill Rd
31. Nate Swanson	51 Mill Rd
32. Katharine G. Fralick	9 Fellows Lane
33. Richard A. Fralick	9 Fellows Lane
34. Mark McPeak	13 Mill Road, Unit 12
35. Jean McPeak	13 Mill Road, Unit 12
36. Ellen Karelitz	113 Madbury Rd.
37. Gay Nardone	8 Falls Way
38. Phyllis Heilbronner	51 Mill Pond Road
39. Raymond Goodman	21 Riverview Road
40. Kay Morgan	16 Valentine Hill Rd
41. Roberta Stanhope	53 Bucks Hill Road
42. Diane Chen	12 Oyster River Rd
43. Sylvia Foster	24 Woodridge Road

44. Neal Ferris	24 Woodridge Road
45. Layne Lohr	29 Woodridge Rd.
46. Heidi Ely	177 Durham Point Road
47. Doug Wheeler	27 Mill Rd
48. Ruth Bobick	63 Mill Road
49. Margaret Celano	3 Pendexter Road
50. Frank Graf	360 Durham Point Road
51. Joan Graf	360 Durham Point Road
52. Donna Heald	220 Longmarsh Rd
53. Ellie Sutherland	25 Faculty Rd.
54. Donald Sutherland	25 Faculty Rd
55. Nate Grove	91 Packers Falls Rd
56. Yvonne Grove	91 Packers Falls Rd
57. Jessie McKone	35 Dover Road
58. Nancy Webb	23 Woodridge Rd
59. Ernie Nichols	23 Woodridge Rd
60. Jeff Miller	297 Durham Point Rd
61. Vivian Miller	297 Durham Point Rd
62. Robert D. Russell	8 Croghan Lane
63. Sylvia Russell	8 Croghan Lane
64. Jennifer Lee	18 Faculty Rd
65. Frank McCann	27 Oyster River Road
66. Diane McCann	27 Oyster River Road

67. Robert Harter	247 Packers Falls Road
68. Nancy Harter	247 Packers Falls Road
69. Matt Komanchak	1 Thompson Lane
70. Bernadette Komanchak	1 Thompson Lane
71. David Williams	144 Packers Falls Road
72. Joyce Williams	144 Packers Falls Road
73. Carolyn Puffer	6 Watson Road
74. Ronald Ablowich	253 Packers Falls Road
75. Ann Ablowich	253 Packers Falls Road
76. Sarah Sherman	179 Packers Falls Road
77. Jamie Calderwood	179 Packers Falls Road
78. David McCormick	5 Chesley Drive
79. Marshall Banks	5 Chesley Drive
80. Deborah Hirsch Mayer	19 Garden Lane
81. Anne Knight	19 Perley Lane
82. Lewis Knight	19 Perley Lane
83. Erin Hardie Hale	74 Mill Road
84. Iago Hale	74 Mill Road
85. James Jelmberg	29 Park Court
86. Johanne Jelmberg	29 Park Court
87. Sandra Sinclair	160 Packers Falls Road
88. Allen Wingate	160 Packers Falls Road

89. Morgan Dudley	193 Packers Falls Road
90. Ted Naughton	193 Packers Falls Road
91. Doris Irwin	4 Moharinet Way
92. Roni Pekins	10 Beards Landing
93. Joanna Wicklein	240 Packers Falls Road
94. Steve Frolking	240 Packers Falls Road
95. Alix Handelsman	47 Canney Road
96. Helen Goodman	21 Riverview Road
97. Richard Gsottschneider	280 Durham Point Road
98. Kathleen Gsottschneider	280 Durham Point Road
99. Ree Katrak	565 Bay Road
100. Firoze Katrak	565 Bay Road
101. Robert Braile	6 Falls Way
102. Haley Wicklein	240 Packers Falls Road
103. Holly Harris	154 Packers Falls Road
104. Vladimir Harris	154 Packers Falls Road
105. David Seiler	199 Packer's Falls Rd
106. Linda Seiler	199 Packer's Falls Rd
107. Jessica Stewart	11 Faculty Road
108. Nathanael Stewart	11 Faculty Road
109. David Holmes	10 Meserve Rd
110. Donald Brautigam	122 Packers Falls Road
111. Nancy Aldrich	12 Sullivan Falls Rd

112. David Needle	5 Falls Way
113. Diane Carson	163 Durham Point Road
114. Pamela Faltin	7 Constable Road
115. Gary Faltin	7 Constable Road
116. Suzanne Corbett	5 Falls Way
117. Nancy Miner	4 Wood Road
118. Kathy Collins	31 Oyster River Road
119. Ian Fleischer	31 Oyster River Road
120. Kate Ruml	7 Thompson Lane
121. Katia Sowers	32 Oyster River Road
122. Carol Birch	17 Garden Lane
123. Frank Birch	17 Garden Lane
124. Mary Ellen Siudut	3 Croghan Ln
125. Janet Mackie	180 Piscataqua Road
126. Sandy MacLean	180 Piscataqua Road
127. Julie Low	272 Packers Falls Road
128. Sheila Gardner	1 Stevens Way, Durham
129. Cristina Healey	2 Hoitt Drive