

**From:** [Michael Behrendt](#)  
**Subject:** Main Street #18 - email from Doug Karo  
**Date:** Wednesday, January 09, 2019 4:24:16 PM

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To the Planning Board,  
Please see the email from Doug Karo below about 18 Main Street.

Michael Behrendt  
Durham Town Planner  
Town of Durham  
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Durham, NH 03824  
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-----Original Message-----

From: Doug Karo []  
Sent: Wednesday, January 09, 2019 4:19 PM  
To: Michael Behrendt  
Subject: Comment about propose 18 Main Street Parking Lot

Michael Behrendt,

I have looked at the material on the website 'Site Plan & Conditional Use for 18 Main Street' including the comments from Janet Mackie while they were posted (it appears they have been removed this afternoon) and I have revisited 18 Main Street on foot to be sure I wasn't missing something about the nature of the location.

Something just seemed wrong to me about a bigger parking lot in that location and thanks to the comments from Nina Berlin and from Janet Mackie, I see there are parts of our zoning ordinance that give a sound rationale for my strong feeling that the proposed project simply is not what the zoning ordinance can allow even under the most permissive interpretation of the requirements that could be made.

I do concur with Janet Mackie's detailed comments and I will highlight some of the items but will not repeat the details.

To me, it seems the proposal can not satisfy the conditional use permit conditions for site suitability (whether or not the town is still encouraging alternatives to use of cars, access to and from the proposed parking lot will compound Main Street traffic problems); and will not satisfy the external impacts requirements (operating a larger parking lot is not compatible with the surrounding neighborhood activities); and I don't judge that the proposed mitigation steps (or any plausible mitigation steps) for a parking lot could satisfy the requirements under the character of the site development section.

In addition, I don't see any way that a commercial parking lot could satisfy the requirements for compatibility with the character of the existing buildings and structures. The historic houses in particular must set a very very high standard when considering compatibility.

It seems likely to me that Durham deliberately has made development decisions in the past that now make creating additional parking spaces a very profitable endeavor. But the intent was to limit and control parking and not to create circumstances for profitable development of additional parking, particularly new parking that does not meet the zoning requirements.

Sincerely,

Douglas Karo

95 Wiswall Road

Durham