

From: [Susan Richman](#)
To: [Karen Edwards](#); [Michael Behrendt](#); [Samuel Flanders](#)
Subject: Jan 9 planning board parking lot discussion
Date: Friday, January 11, 2019 4:47:21 PM

Hello Karen Edwards, Michael Behrendt,

Please forward these comments to the members of the Planning Board. I work Wednesday evenings and thus was unable to attend the January 9 meeting. I understand that Michael Lambert commented that a Cowell Drive access to the proposed lot was dropped from consideration because the residents of the area weren't happy about it. As one of the two residents who made public comment on the Cowell Drive access, I would like to reiterate my concerns:

Traffic at the entrance to Cowell: Young students cross Cowell below the post office, heading to school or home. Traffic turning from Main Street onto Cowell to enter the post office are generally traveling fast and may not notice these youngsters. Furthermore, the turn into the post office is a bit tighter than 90 degrees, so they often turn wide, not realizing that drivers may be on the other side of the road to head out to Madbury Street. This is a very busy corner already, and it is often a long wait before there is a safe opportunity for traffic exiting Cowell to enter Madbury -- and this is complicated when the intention is to turn left onto Pettee Brook.

Traffic above the post office: Heading past the post office, a driver cannot see above the rise in the road, or around the curve the road takes, just past this rise. Many of the residents of this neighborhood walk to work and to their errands, and there are also now a number of children, ranging in ages, in the neighborhood. Pedestrians cannot see the cars coming up the hill or around the bend; drivers do not see the pedestrians. This has always been a hazard of Cowell Drive, and more traffic would exacerbate it.

Rental vs single family dwellings: Currently #10 and #12 Cowell are used as student rental housing. Commercial parking would make it unlikely that these houses would be considered for single family residences in the future.

Property values: Certainly the monetary value of properties in this pocket neighborhood would diminish if the proposed lot is created. Probably the neighborhood would also have diminished quality of life, as the proposed lot would bring increased light, noise, and car exhaust, and perhaps loss of older trees due to compaction and salt.

Thank you for ensuring these points are entered in the record, in response to the Planning Board member Michael Lambert's rather glib characterization of our unhappiness.

Yours,
Susan Richman
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Property values: Certainly property v