



Town of Durham, NH

8 Newmarket Road
Durham, NH 03824
www.ci.durham.nh.us

April 8, 2020

RE: Zoning change request for the Durham Business Park

Dear Planning Board Members,

I would like to offer my support of the proposed zoning change for the Durham Business Park (DBP). The DBP was initially created with seven lots and the hopes of attracting office, research and development and light manufacturing companies to the 26-acre parcel. Years passed and the market did not seem to have an appetite for having those types of industries in this particular location.

The seven individual lots were combined into one lot. The site is now owned by one business, Harmony Homes, an assisted living community. The density requirement of 35,000 square feet per dwelling unit made sense when there was hopes of having seven different companies located at the DBP. That density does not make sense with a single owner who is using the land for one business. The business has already been approved for the additional assisted living facilities to be one day built on the property. The current zoning, however, will not allow the business to replicate its current, and well received, facility.

Changing the density requirement to 20,000 square feet per dwelling unit will allow the business to move forward with their approved plans. The property already has the needed water and sewer access and will not create an adverse impact on the area. At the same time, this change is in line with several of Durham's goals including offering affordable housing, reducing our carbon footprint and creating quality development that adds to our tax base.

Respectfully submitted,

Christine J. Soutter
Economic Development Director