

From: Diana Carroll <dianacarrollnh@gmail.com>

Sent: Sunday, December 11, 2022 7:53 PM

To: Michael Behrendt <mbehrendt@ci.durham.nh.us>; Karen Edwards <kedwards@ci.durham.nh.us>

Subject: Kindly distribute and post

To: Michael Behrendt, Town Planner
Members of the Durham Planning Board
Members of the Durham Housing Committee

From: Diana Carroll

December 11, 2022

I find it amazing and frightening that the Housing Committee suggests increasing housing density in every Durham zoning district without even presenting to the residents research that shows these changes will have a positive impact on the town and its residents. And not only is research needed but this research needs to include examples of changes other college communities have made that increases the diversity of their housing stock and still maintains the quality of life for already established residents, if not enhancing it. I mention college communities because Durham faces a unique set of housing challenges that cannot be solved by looking at steps taken by non-university towns. This should not be overlooked.

I was also concerned that in the Planning Board Updates in the December 2 Friday Updates there was a misrepresentation that needs to be corrected. The update reads....

“A number of people spoke at the hearing, mostly in opposition to the changes, stating that they are sweeping and would significantly impact the zoning arrangement now in the community. Several people spoke generally in favor of the changes, noting the housing shortage that the state is grappling with....”

The number of people who spoke in opposition to the amendments was actually 9 --- nine Durham residents.

The number who spoke generally in favor of the changes was 3. However, of the 3, one serves on the Committee, and one serves as an outside consultant to the Committee. Only one Durham resident, who was not on the Committee, spoke in favor of the amendments.

Anyone who read the Planning Board Update would probably think that some people at the Public Hearing spoke in opposition and some people spoke in favor. The situation was not so—it was 9 to 1. Nine in opposition

and 1 in favor. That is a message that should have been shared with the public.

And what about the quality of the testimonies Durham residents gave in opposition? There was a Durham Legislator who has spent decades in the NH House and decades working on land use issues. She brings a wealth of information and experience. She should be on the Committee and I hope she will be invited to join. And the other 8 gave similar remarkable, fact-filled, experienced-based testimony. This should not be overlooked or reduced to “several spoke in opposition and several spoke in support”.

As a long-time resident, for almost 50 years, and a former Town Council, Planning Board and many other town committees, I urge the Committee and the Town to take a more nuanced, well researched approach before diving in headfirst into zoning changes that could forever change Durham, and not for the better.

Sincerely,

Diana Carroll