

From: Pam Shaw <pshawdurham@aol.com>

Sent: Monday, December 19, 2022 5:31 PM

To: Michael Behrendt <mbehrendt@ci.durham.nh.us>

Subject: Planning Board Task Force/Proposed Zoning Amendments

Dear Mr. Behrendt:

I would like to add to the conversation re: the proposed zoning ordinance changes purportedly related to housing issues.

First, I watched the PB hearing on 11/30/22. Based on the Task Force presentations and comments, and public testimony, I had the sense that the proposed zoning changes were a solution looking for a problem. Is there a problem? I heard no testimony that a study or assessment had determined that there were specific housing needs identified or quantified in Durham. So I was confused as to why a Task Force was convened and what problem(s) they seek to resolve.

Second, I note that the proposed zoning changes did not appear to be in keeping with the spirit and intent of the Master Plan.

Third, the length and breadth of the proposed zoning changes appeared so expansive and unreasonable as to cause far reaching and disruptive consequences if adopted.

Fourth, the Task Force recommendations did not, to my knowledge, recognize the significant housing development in Durham over the past decade or so, eg.: Harmony Homes; Riverwoods; Spruce Wood; Bagdad Woods; The Lodges; the Cottages; multiple downtown student housing units, etc. I concur with some of the public testimony that Durham's ambitious housing development has "freed up" rental properties in adjoining towns for "workforce housing, " if in fact it is workforce housing that the Task Force believes should be developed.

I did not view the PB meeting on 12/14 and apologize if my comments out of step or out of date.

I do very much appreciate and respect the time and effort that board members invest, in good faith, to make our town a better place.

Thanks for considering my views.

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