

From: Sam Gangwer <samg200nh@gmail.com>
Sent: Tuesday, April 25, 2023 3:54 PM
To: Michael Behrendt <mbehrendt@ci.durham.nh.us>; Suzanne Brunelle <SBrunelle@devinemillimet.com>
Subject: Additional Points on Development

Good Afternoon Michael,

I have a few concerns regarding the planned development at 74 Main Street. At the last hearing, it was unclear how many stories the new building would be. Will it be 4 stories, or 5 stories?

The building is 4 stories.

How does the town of Durham measure the height of a structure or building?

We measure from the finish grade around the building to the eaves.

Regarding required parking; How was this determined?

It is based on the table in Article 10 Parking in the Site Plan Regulations here: https://www.ci.durham.nh.us/sites/default/files/fileattachments/planning/page/20721/site_regs_-_april_24_2019.pdf

What Tables were used as a basis?

Did the Town of Durham require a Traffic Study in regards to this project?

No. A traffic study is required at the option of the Planning Board when there is a concern that there might be a substantial amount of new vehicle traffic generated by the project. The board did not think this was a concern.

We still do not have any information regarding turning radius and how vehicles, trash trucks and deliveries will be able to negotiate the area to and from our building.

According to design engineer Mike Sievert the access through the rear of the building is comparable to or better than the existing situation. He can explain this further at the meeting tomorrow if desired.

We (our tenants and taxpayers) will need access to Main Street from our underbuilding parking in our future development of a 5-7 story building at 72 Main Street. The access from Pettee Brook Lane to Main Street is well documented and long standing.

The Town will be discontinuing the Town parking lot located off Main Street in front of these two lots and that area will be converted to green space to extend the park.

Your easement grants you access from the rear of 74 Main Street via Pettee Brook Lane. The maximum number of stories in this location is 5 stories, allowed by conditional use.

Best Regards,

Sam Gangwer
Town and Campus