



THE STANHOPE GROUP LLC
Appraisers and Consultants

Certified General
Appraisers

Peter E. Stanhope*
G. Andrew Clear*
Peter Knight
John Madden***

March 9, 2017

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Town of Durham

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Planning, Assessing
and Zoning

Certified Residential
Appraisers

Laurie Larocque
Ann Norman-Sydow
Jeffrey Wood
Victoria Stanhope
David Michaud
Debora West
Linda Gray

Sean Starkey, Chairman
Durham NH Zoning Board of Adjustment
8 Newmarket Road
Durham, NH 03824

RE: Young Drive Redevelopment Proposal

Dear Chairman Starkey,

Appraisers

Peter Bride**
Michele Crepeau

I write and ask that this communication be recorded in the record relevant to the above referenced matter that is scheduled to come before the Zoning Board of Adjustment (ZBA).

I reside two lots removed from the subject site and have an unobstructed view of the site across Beards Creek. At the time of my purchase of my home, I was fully aware of the history of the student housing on Young Drive. This land use frequently resulted in large gatherings of students partying that generates noise, fireworks and, on occasion, visits by both the fire and police departments. I accepted that as part of living near the campus of a university with an ever growing enrollment. It represented a nuisance, but the expansion of student housing that is now legally permitted presents the potential of an increasing adverse influence on the neighborhood and property values.

The proposal before the ZBA presents an opportunity to significantly improve the quality of living immediate to Young Drive. Exchanging the student demographics for an over 55 property owner demographic presents a unique opportunity to remove an externality and stabilize the environment which will have a positive influence on property values.

As a professional real estate appraiser, I often testify before zoning boards and the court system as to proposals influence on property values. I see nothing in the proposal that would demand a denial. The height variant necessary to bring the redevelopment forward is not so significant that it represents any change in the fact that changing the use from student housing to over 55 housing will enhance property values.

Additionally, after reviewing the proposal with Mr. Rice, the Durham Assessor, it is clear that the proposed redevelopment would result in a significant gain in the municipality's tax base over an expansion of student housing on the site or its present use.

* NH & ME
Certified

** NH
Licensed

*** NH & MA
Certified

Large redevelopment of sites always present concerns. I have two that I request the ZBA give advice and consideration in any approvals granted.

1. The project be aggressively screened by preserving the existing and enhancing the vegetation barrier along Route 108, Beards Creek and abutting residential neighborhoods.
2. That the architect take note of Durham's architectural regulations and that the big box look be avoided.

I conclude by offering that this is a unique opportunity for Durham to solve a problem, increase its tax base and protect the neighborhood while enhancing homeowner's property values. I encourage the ZBA to approve the application before you.

Respectfully,



Peter E. Stanhope
37 Dover Road
Durham, NH 03824

CC: Andrew Corrow, Chairman, Planning Board
Michael Behrendt, Planner
Todd Selig, Town, Administrator