

Submitted by Susan Herhold – 6 Glassford Lane, Durham, NH 03824

Changing a grassy area to an impermeable or semi-impermeable surface will increase rainwater and snow melt runoff and runoff will travel down the hill, ending up on the lot of 3 Cowell Drive. Creating large snow piles from plowing a substantial parking lot will add to the volume of runoff that the downstream residents will experience. Specifically, 3 Cowell Drive has experienced substantial flooding issues caused by runoff in the past and the prior owner of the home did substantial work to mitigate the runoff. Landscaping changes that will increase runoff volume will potentially cause additional problems for this homeowner and is likely to have an adverse effect on the property value of 3 Cowell Drive.

Cowell Drive has experienced significant issues with runoff collecting near the sewer that is located at the top of Sauer Terrace. This runoff has in the past, resulted in large frost heaves that have impacted all residents who travel beyond Sauer Terrace. Increasing runoff is likely to increase the issues that already exists. The frost heaves clearly cause a negative appearance for neighborhood road maintenance and will have an adverse impact on the property values of all property owners that live beyond the location of the frost heaves.

The turn in to Cowell is significantly greater than a 90 degree turn (about 100 degrees). Cars often swing wide in the turn causing potential dangerous situations.

The exit to Madbury road is much more difficult now with the increase in vehicular traffic in the morning, and the removal of the double lanes several years ago. It is often hard to turn out in the morning due to traffic on Madbury road. Additional traffic routed through Cowell will make this problem worse.

The hill leading up to 12 Cowell is a 100% blind approach in that an approaching car can not see over the other side of the hill and is not able to see children or pedestrians who are on the other side – posing a serious hazard to pedestrians. At least local residents are aware of the issue and navigate the hill slowly anticipating potential pedestrian traffic. Tenants are unlikely to exercise the same caution or even be aware of the potential problem.

In the summer ,landscaping services park their vehicles with trailers on the top of the hill further restricting the approach over the hill to a single lane and creating a turn out hazard for residents who are trying to exit the neighborhood, pushing them into a head-on conflict with traffic approaching the blind hill. The vehicles park in a place exactly opposite where the new driveway would be located.

Church events regularly cause cars to be parked on both sides of Cowell Drive leading up to the top of the hill. This further restricts the area where cars and pedestrians can travel and can create dangerous situations when there is substantial traffic.

We have a quiet residential neighborhood, and the addition of traffic at the entry to our neighborhood will affect the character of the neighborhood and we believe this change will have an adverse effect on our quality of life, and potentially on the value of our properties.

RECEIVED
Town of Durham
NOV 13 2011
Planning, Assessing
and Zoning