

Peter Wolfe  
Recently of 6 Riverview Road  
Durham NH

December 16 2025

Dwight Trueblood, Chair  
Durham Conservation Commission  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824

RE: 1 Riverview Court

Dear Chair Trueblood and Members of the Commission:

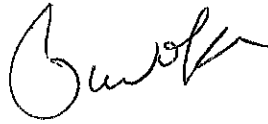
I recently moved from 6 Riverview Road (summer of 2024) because of health issues. My wife and I lived there for over 22 years. I am writing because I still care about Durham and the environment. I feel that 1 Riverview Court should not be developed for the following reasons.

- 1 Much of the lot will be subject to storms surges or underwater in the not-too-distant future. I have included photos showing a 1 foot sea level rise and 2 foot sea level rise from the NH Granit website. at [www.granit.unh.edu](http://www.granit.unh.edu). Looking at these, you will see the impact this will have on the buildability of this lot.
2. The tidal marking by the applicant are not accurate. I included a photo I took last year showing tidal water up into the tree line.
3. I have included a brief history of this lot. Of importance, the subdivision was created in 1960. Thomas Butler bought the lot and later sold it to Andy Hartman. He stated in an email "When we sold our property we included Lot 1 with the house. The Additional price as minimal because we explored the possibility of selling it separately as a buildable lot and were sufficiently satisfied that it was not buildable today's standards...."
4. The major tree cutting proposed on the lot will impact future flooding due to runoff caused from loss of the tree root system
5. While not in your purview, wildlife is abundant on the lot including nesting deer.

I urge you to tell the Dept. of Environmental Services to deny the Wetland and Shoreland application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Wolfe', with a stylized, cursive script.

Peter Wolfe

### **Brief History of 1 Riverview Court**

- 1 Riverview Court was created with the approval of the Riverview Subdivision in 1960 and is a lot of record.
- Original lot was described by metes and bounds, with iron pins as 1.42 acres. Over time water has reduced the acreage to .75 acres. This process will continue in the future rendering more of the lot unusable
- When the prior owner Thomas Butler sold to Andy Hartman he stated in an email "When we sold our property we included Lot 1 with the house. The Additional price was minimal because we explored the possibility of selling it separately as a buildable lot and were sufficiently satisfied that it was not buildable by today's standards...."
- In 2003 the lot was sold to Andrew Hartman and Kecia Wallace along with 2 Riverview Court
- Prior to this sale both 1 and 2 Riverview Court were under single ownership.
- At the time of the sale 1 Riverview Court was classified as Unproductive, RC zone and taxed accordingly.
- July 25, 2005 Attorney Bosen filed a petition for Variance and Special Exceptions
- Tom Johnson, Zoning Administrator indicated that the following variances and Special Exceptions were required:
  - 175-54 front and side yard setbacks
  - 175-62 wetland buffer setbacks
  - 175-72A Shoreland setbacks
  - 175-73 D&E Pollution prevention
  - 175-74 Vegetation
  - Special Exception 175-62A well drilling
  - Special Exception 175-75E Dwelling/garage/well drilling
- The applicant also requested several waivers from the Durham zoning ordinance.
  - 175-65, Structure set back 50 from poorly drained, etc.
  - 175-73 Prohibiting tilling of the soil within 75 feet of the high water level and prohibiting the excavation of land within the Shoreline Protection Overlay
- In support for granting the variances and Special Exceptions Leonard A. Lord PhD. Issued a report supporting the application
- In opposition Peter Wolfe hired Peter W Spear, Certified Wildlife Biologist; Professional Development Certificate; NH Certified Wetland Scientist, etc.
- A site walk was held by the ZBA which was attended by all the principles, and most of the neighbors.
- Peter Wolfe had numerous conversations with Attorney Bosen and Andy Hartman resulting in the application being withdrawn. As part of the withdrawal Andy Hartman was going to try and donate the land to a conservation organization. This proved difficult because of the small size of the property
- Several realtors wrote letters that granting the variances would diminish the value of abutting properties.

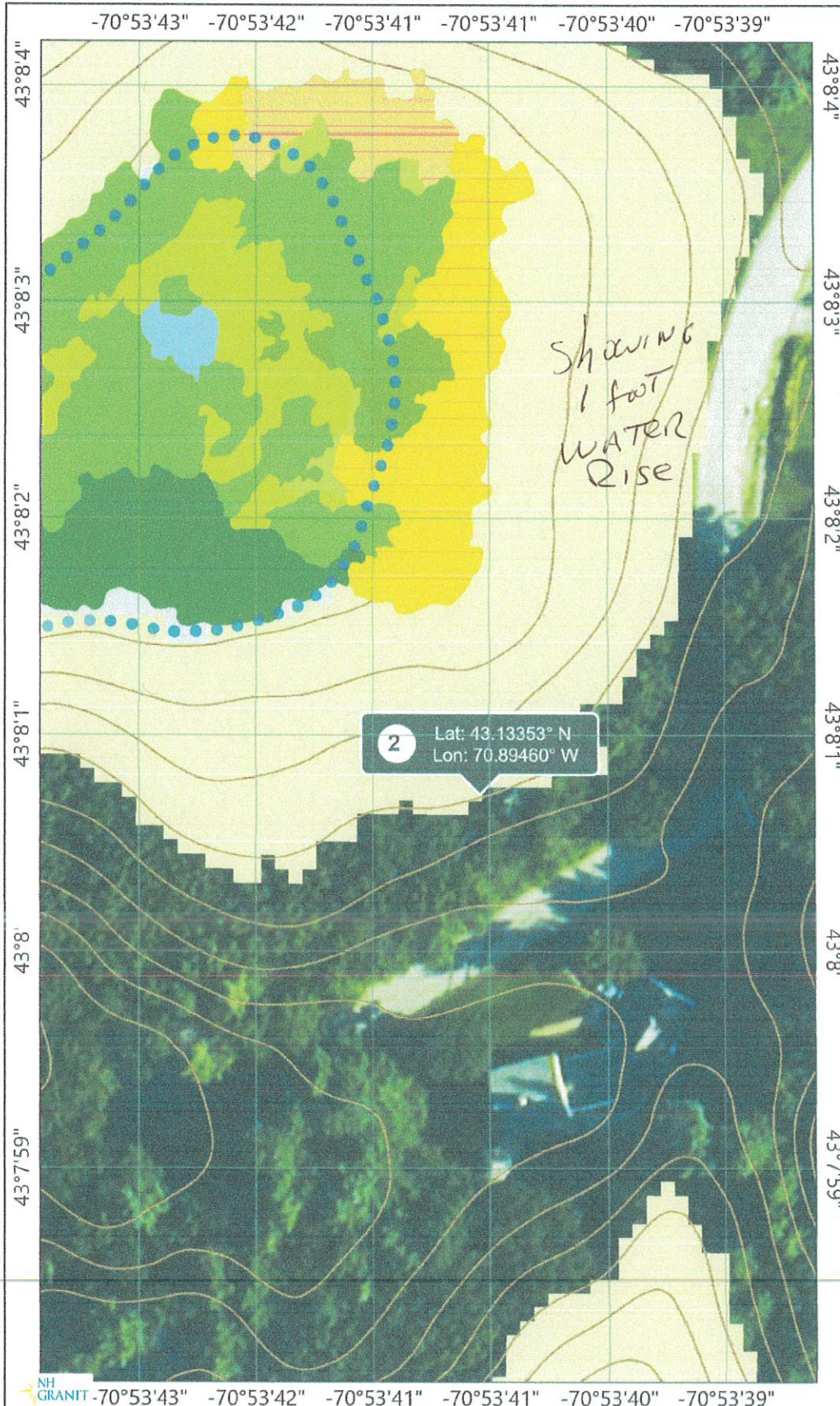
- November 2020 Andy Hartman donated the project with the current owner moving forward to see the property developed.
- Currently, two abutters have offered to buy the parcel.

Photo From 6 Riverview Road  
2024





# Map by NH GRANIT



## Legend

### Living Shoreline Suitability Index Number

- 1.9 - 2 May be suitable for hybrid living shorelines with site modification
- 2.1 - 3 May be suitable for hybrid living shorelines
- 3.1 - 4 Suitable for hybrid living shorelines
- 4.1 - 5 Suitable for living shorelines
- 5.1 - 5.7 Highly suitable for living shorelines

### High Resolution Tidal Wetland Detail

- Brackish Marsh
- High Marsh Mix
- High Marsh, *J. gerardii*
- High Marsh, *S. patens* / *D. spicata*
- Low Marsh
- Mudflat
- Open Water
- Panme
- Phragmites australis*
- Pool
- Recently Flooded Forest
- Short form *S. alterniflora*
- Terrestrial border
- Wreck

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- Brackish Marsh
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- Open Water
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- Phragmites australis*
- Recently Flooded Forest
- Terrestrial border
- Wreck
- ☐ MHHW Baseline
- ☐ MHHW + 1% Storm Surge Baseline
- Coastal 2019 1-foot RGB
- Coastal 2019 1-foot CIR

## Map Scale

1: 812

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Map Generated: 1/19/2021

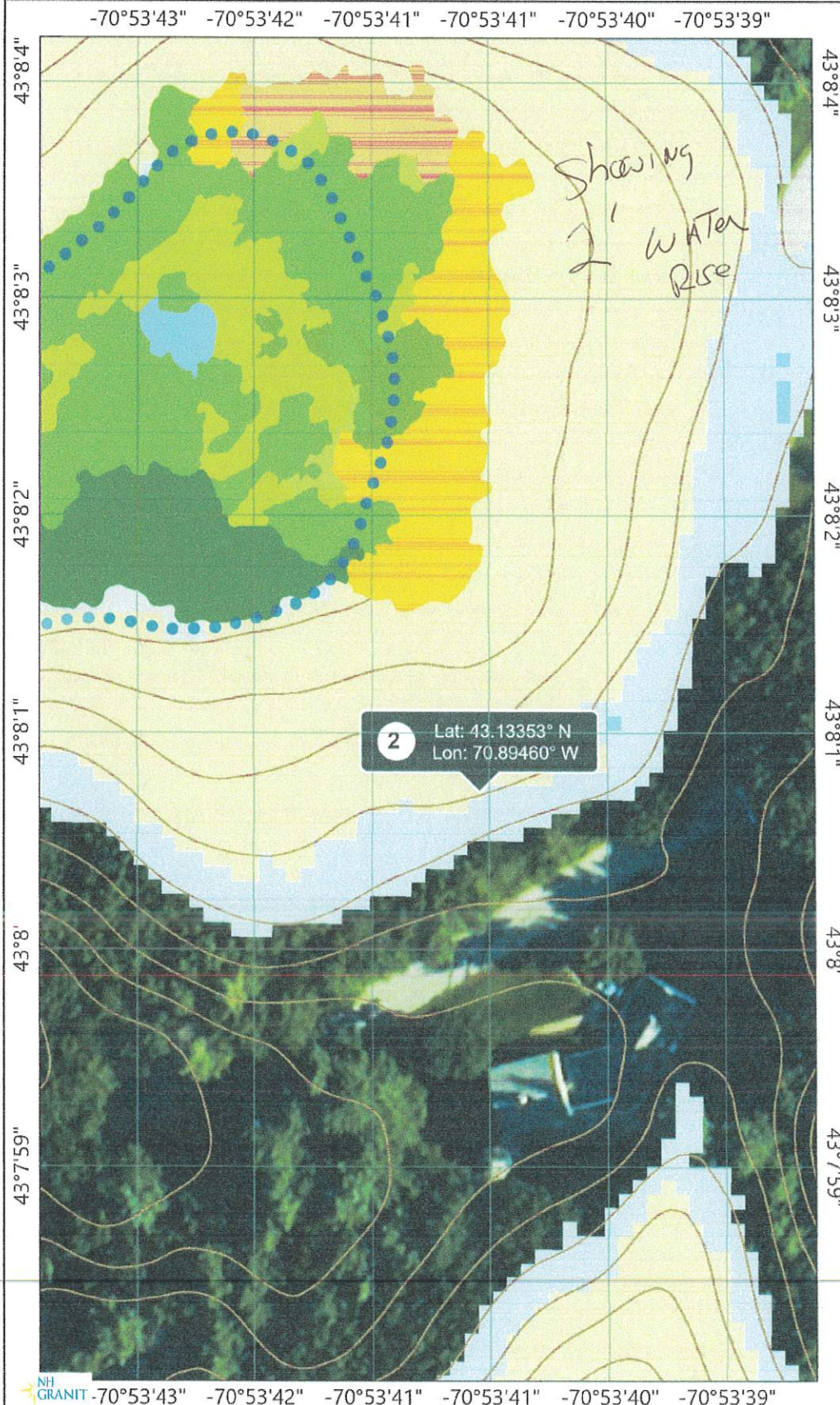


## Notes





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- MHHW + 1% Storm Surge + SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10

### Map Scale

1:812

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### Notes

