

**Karen Edwards**

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 4:04 PM  
**Subject:** FW: Petition to amend the Zoning Ordinance

To the PB and Council,  
fyi

**Michael Behrendt, AICP**  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
(603) 868-8033 (fax)  
[mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us)  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

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**From:** Kate Glanz [mailto: ]  
**Sent:** Wednesday, November 28, 2012 3:16 PM  
**To:** Michael Behrendt  
**Subject:** Petition to amend the Zoning Ordinance

To the members of the Planning Board, Town Council, and relevant Committees:

The visual aspect of our town matters greatly to me and many of my friends and neighbors. As Durham loses its smallness (giving way to the impact of increased growth) and large charmless buildings crowd in, we can at least limit the height of them in the business district as outlined in the Citizen Petition to amend the Zoning Ordinance regarding limitations to building height being discussed tonight, November 28, 2012 in Council chambers.

less "grumpy" when this is adopted.

I'll be

Thanks, Kate Glanz, 25 Orchard Drive, Durham

## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 2:27 PM  
**Subject:** FW: support of the petition to restrict building heights in Durham

To the PB and Council,  
fyi

**Michael Behrendt, AICP**  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (**phone**)  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

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**From:** Pamela Faltin [mailto: [REDACTED]]  
**Sent:** Tuesday, November 27, 2012 9:43 AM  
**To:** Michael Behrendt  
**Cc:** [beth.olshansky@comcast.net](mailto:beth.olshansky@comcast.net)  
**Subject:** support of the petition to restrict building heights in Durham

Dear Mr. Behrendt,

We are writing in support of the citizen petition to restrict the height of buildings along Main Street in Durham.

When we moved here with our four children 15 years ago, Durham was still a quaint New England town with small businesses lining the streets and families felt welcome. The idea of putting up five story buildings was unthinkable. How times have changed. First came the student apartments over Libby's followed by the student apartments over what used to be our neighborhood hardware store. Now, there are even taller buildings on each end of Pettee Brook with more student housing including a top floor laundry for students, of course. Gone is the bike store where I bought my kids bikes. They have all been replaced by the development of mid-rise buildings. Who benefits from this growth? Certainly not the residents of Durham. What we have is more traffic and more students crossing the roads everywhere, and an ever worsening parking problem.

I know that some may argue that new development leads to more revenue. Really? Revenue for whom? This expansion has gone on for several years and my taxes have gone up and up...just like the buildings. What has not gone up is the quality of life in Durham.

Durham is at a crossroads. Do the residents finally save what is left of our quaint town? Do we finally encourage resident friendly businesses to establish here, or do we let the university sprawl gobble up every square inch of Durham? It's up to you to decide.

Sincerely,  
Gary and Pamela Faltin  
7 Constable Road  
Durham, NH

## Karen Edwards


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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 3:00 PM  
**Subject:** FW: Building height

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

-----Original Message-----

**From:** Doris Irwin [mailto:  
**Sent:** Friday, November 23, 2012 1:58 PM  
**To:** Michael Behrendt  
**Subject:** Building height

I support limiting the building height of downtown buildings. Doris Irwin

Sent from my iPad

## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 3:02 PM  
**Subject:** FW: building petition

To the PB and Council,  
fyi

**Michael Behrendt, AICP**  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
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**From:** h.heilbronner [mailto: [REDACTED]]  
**Sent:** Sunday, November 25, 2012 10:49 AM  
**To:** Michael Behrendt  
**Subject:** building petition

Dear Mr. Behrendt, I am one of many Durham residents who strongly support a recent petition to limit the height of buildings along both sides of Main St. from Town and Campus to Madbury Rd. to no more than three stories in height.

I have lived in and loved the nature and character of this small university town for over half a century with the fondest memories of its small town loveliness. It is still a wonderful town and its special nature should be preserved, even with the attempt to extend its appeal to further development.

The skyline of the downtown core, to name one area, has changed dramatically and in my opinion, not aesthetically or in keeping with the small town characteristic that has attracted families to live here. I understand the push for "progress", but not to the detriment to what makes Durham attractive and appealing. The tall buildings already in place are both jarring to the eye and definitely not in keeping with the lower profile that represents small town living. We don't need to emulate a cityscape, which is not fitting in Durham.

I am confident that reasonable standards and restrictions compromises in building can be made to accommodate and preserve an attractive downtown presence in keeping with Durham's past and to allow growth.

A watchful eye on what works underscores keeping development in perspective. It makes sense to proceed with caution and keep scale very much in the forefront, as building goes forward without leaping to something that couldn't be undone.

Thank you for your consideration. Phyllis Heilbronner, 51 Mill Pond Rd., Durham.

## Karen Edwards

---

**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 3:15 PM  
**Subject:** building height - Human Scale

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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-----Original Message-----

From: Joshua Meyrowitz [mailto: [REDACTED]]  
Sent: Wednesday, November 21, 2012 3:49 PM  
To: Michael Behrendt  
Subject: Human Scale

Hi Michael,

I hope that you are enjoying the new job.

I am writing to express my support for limiting the building height on Main Street, Madbury Road, and Pettee Brook Lane to 3 stories/35-feet tall.

I think structures that are more than SIX TIMES your/my/most people's heights diminish the sense of human scale, especially on narrow streets.

That said, I would certainly be encouraging of very creative architectural designs that, in the appropriate surrounding context, enrich the townscape even if they push beyond that height limit, in which case I would support variances. But to have blanket approval for 50-foot tall structures along those roads threatens the appearance and feel of our downtown.

Have a great Thanksgiving.

Best,  
Joshua Meyrowitz  
7 Chesley Drive

Joshua Meyrowitz, Ph.D.  
Professor and Chair  
Department of Communication

## Karen Edwards

---

**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 3:16 PM  
**Subject:** FW: limit building height in Durham

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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-----Original Message-----

From: Anne Knight [mailto: [REDACTED]]  
Sent: Wednesday, November 21, 2012 5:17 PM  
To: Michael Behrendt  
Subject: limit building height in Durham

I am unable to attend the Public Hearing in support of the petition to limit the height of buildings along Main Street to 3 stories. Please register my support for the petition.

Anne Knight  
Durham

=====  
Anne Knight  
[ahknight@comcast.net](mailto:ahknight@comcast.net)  
603-868-5801 (h)  
603-969-8743 (c)  
603-279-5019 (summer)

## Karen Edwards


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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 2:22 PM  
**Subject:** FW: Building height limit

To the PB and Council,  
fyi

**Michael Behrendt, AICP**  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (**phone**)  
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**From:** Janet Chamberlin [mailto:  
**Sent:** Tuesday, November 27, 2012 8:39 AM  
**To:** Michael Behrendt  
**Subject:** Building height limit

*Dear Michael,*

*I am writing to voice my support for the citizen-initiated ammendment limiting building height along both sides of Main Street to no more than 35 feet or three stories. I believe that this limitation in building height will go a long ways toward maintaining the small town look and character of downtown Durham.*

*Best Regards,  
Janet Chamberlin*

Janet Chamberlin, M.Ed.  
Education Consultant  
[jdchamberlin@comcast.net](mailto:jdchamberlin@comcast.net)  
603-312-6028  
603-659-2622



## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 1:43 PM  
**Subject:** FW: Public Hearing on Building Height Downtown

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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-----Original Message-----

From: Katie Ellis [mailto: [REDACTED]]  
Sent: Tuesday, November 27, 2012 7:54 AM  
To: Michael Behrendt  
Subject: Public Hearing on Building Height Downtown

Dear Mr. Behrendt,

Unfortunately I will not be able to attend the public hearing this Wednesday on an amendment to the Zoning Ordinance to limit the height of buildings along Main Street. However, I wanted to let you know that I strongly support such an amendment. I would very much like buildings to remain no taller than 3 stories in downtown Durham.

Sincerely,  
Kathryn Ellis  
26 Coe Drive  
868-5655

## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 1:43 PM  
**Subject:** building height

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
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-----Original Message-----

From: Henry M Smith [mailto: [REDACTED]]  
Sent: Wednesday, November 28, 2012 1:00 PM  
To: Michael Behrendt  
Subject: Re: my email

Dear Micheal Behrendt,

I clicked on the e-mail Beth Olshansky had sent and when it came back to me, realized it was incorrect. Then re-sent it to you - twice.

I strongly urge you to weigh in on support for the amendment recommended by our petition to limit the height of buildings in Durham to 3 stories or 35 feet.

This movement is, simply put, a power play on the part of developers to make as much money as they can at the expense of the citizens of Durham AND for Our Town for a long, long time to come. Or forever!

Enough please! Let us faithfully adhere to the wisdom of our 2000 Master Plan:

"With the continuing growth of southern New Hampshire, we will strive to maintain our small-town character, while supporting a healthy business environment."

-Henry M. Smith

\* Michael Behrendt <[mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us)> [Wed 28 Nov 2012

## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 1:26 PM  
**Subject:** FW: Support for height restriction on Durham's Main Street

To the pb and council,  
fyi

**Michael Behrendt, AICP**  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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**From:** Charles Forcey [mailto: [REDACTED]]  
**Sent:** Tuesday, November 27, 2012 6:41 AM  
**To:** Michael Behrendt  
**Subject:** Support for height restriction on Durham's Main Street

Dear Mr. Behrendt and members of the Planning Board,

Thank you all for your hard work and dedication to preserving the New England charms of our town while also remaining open to sensible development to keep our tax base healthy. I am especially pleased to see the adoption of the aesthetic standards for new projects and think the architects who have been fighting a lonely battle for appropriate architectural details will find those new rules of great support as they traverse the bottom line behind any significant building project.

I am writing now in support of the proposed height restrictions on the small section of Main Street. This stretch of low commercial store fronts and upstairs apartments is sited on the rise coming up from Mill Road. The taller buildings that have gone up are set back considerably from the sight lines as you enter the town from Mill Road. A restriction that keeps the heart of the town at three stories seems essential to avoid either a shaded canyon effect on Main Street or, worse, a buck-tooth effect as one or another project break the three story line out of sync with the rest of the street. The welcoming, green, and pedestrian nature of this central area has been the final destination of our parades and municipal celebrations for a reason, and preserving its visual character strikes me as an important part of our legacy during our lifetimes in Durham.

While I do support the special handling of this Main Street section for the reasons mentioned above, I have not been opposed to the high density development on Pettee Brook Lane, the new building on Jenkins Court (over the soup shop), or the Madbury Road building. I know how hard the architects of those projects fought for architectural details, balconies, and upscale exterior treatments and appreciate how successful they were given the pressure of a student housing based investment plan. The tall UNH buildings behind those structures, the natural dips in elevation, and tree cover all combine to reduce the impact of those structure for me and make them welcome additions to the tax base. And, as an energy committee member, I strongly support greater urban density for the energy efficiency and reduced environmental impact of the taller buildings.

Setting a height limit on Main Street -- which will hopefully still allow of all kinds of creative development on those lots in the future -- strikes me as the keystone to the recent thoughtful work done by the planning board to associate aesthetic standards with project approvals. These standards, combined with energy efficiency considerations, will help guarantee the Durham we bequeath to our children is more beautiful, resilient, and economically vibrant than the Durham we currently enjoy so much.

Best wishes and thank you for your attention to citizen opinions on these matters. It is no simple task to sort through differences of taste, definitions of beauty, or nostalgic attachments to find the essential elements of our New England town heritage, but the new policies and this proposal under consideration are great steps along that path.

Charles

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**Charles Forcey**

Lead Developer  
BMC Software

phone: 603.868.9900  
mobile: 603.781.1189

12 Thompson Lane  
Durham, NH 03824



## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 12:48 PM  
**Subject:** Building heights - Limiting the height of buildings in the downtown core of Durham!

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

-----Original Message-----

From: John Lowy [mailto: [REDACTED]]  
Sent: Monday, November 26, 2012 10:54 PM  
To: Michael Behrendt  
Subject: Limiting the height of buildings in the downtown core of Durham!

Dear Mr. Behrendt,

I am one of many residents who had signed on in support of the amendment to limit the height of buildings in the downtown area to 3 stories or 35 ft., and now reiterate in writing, my support for this citizen-initiated amendment.

Earlier this year, I had spoken to this same issue relative to the importance of the Town of Durham having its own Library as a value-added symbol of community pride in its cultural infrastructure. At the time, my remarks were influenced by the ominous shadow already being cast by the UNH School of Business which was in the process of being!

It appears my expressed concern for the prospect of ever-increasing shadows being cast on the downtown "cityscape" by new construction, might be considered prophetic!

It is of utmost importance to the future of Durham to sustain its vibrant university life in close proximity to family-oriented neighborhoods like Faculty Development, by not permitting its architectural profile to be literally and figuratively overshadowed by monolithic masses of commercial construction.

I therefore respectfully ask you to do all you can to encourage acceptance of this amendment by the Planning Board this Wednesday evening.

John Lowy  
17 Thompson Lane

**Karen Edwards**

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 12:55 PM  
**Subject:** FW: BUILDINGS HEIGHT

To the PB and Council,  
fyi

**Michael Behrendt, AICP**  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
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**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** Monday, November 26, 2012 11:22 PM  
**To:** Michael Behrendt  
**Subject:** BUILDINGS HEIGHT

Dear Mr. Behrendt...

We're still in a state of disbelief regarding the building which is completed at Madbury Road and Pettee Brook...and the one under construction on Pettee Brook. "Ugly" is an understatement. We would hope they are the last structures of their kind in Durham...especially when contemplating any such buildings along the central portion of Main Street.

What attracted us to Durham initially when we were looking for a retirement location, was the small college town ambiance and the opportunity to be located in the town, rather than outside in some kind of subdivision. I'm not sure we would have been so attracted had we'd seen three, four and five story structures which would have intimated just another "bustling urban center."

We understand the need to attract businesses to lower tax rates, etc...but that need should not be at the expense of eliminating the traditional small town attractiveness that so many of us cherish.

Sincerely,  
Laura and Peter Flynn  
103 Madbury Road  
Durham

## Building height

Michael Behrendt

**Sent:** Wednesday, November 28, 2012 10:36 AM

To the PB, Council, et. al.,  
fyi

### Michael Behrendt, AICP

Director of Planning and Community Development

Town of Durham

15 Newmarket Road

Durham, New Hampshire 03824-2898

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---

**From:** [REDACTED] [mailto:\[REDACTED\]](mailto:[REDACTED])

**Sent:** Tuesday, November 27, 2012 10:09 PM

**To:** Michael Behrendt

**Subject:** Downtown Development-correction

Dear Mr. Behrendt and Members of the Planning Board:

I mistakenly referred to the Architectural Standards in my earlier e-mail. I have since learned that the standards were adopted by the Board last week. That is wonderful.

That said, I understand that on November 28th the Board will be considering a citizen-initiated amendment to the Zoning Ordinance which would limit the height of buildings on designated streets in the downtown core, including both sides of Main Street, to 3 stories or 35 feet. Adopting the amendment will be a critical step in preserving what is the historical downtown, along with the village atmosphere that is so welcoming and appealing. Adopting the amendment would also serve to mitigate in some measure the damage to the aesthetics and the environment done by the Jenkins Court, Petee Brook, and Madbury Rd. structures.

Thank you again,  
Pamela Shaw  
101 Madbury Rd.

## Karen Edwards

---

**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 11:23 AM  
**Subject:** Building height restriction

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
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-----Original Message-----

**From:** Heidi Ely [REDACTED]  
**Sent:** Wednesday, November 28, 2012 11:21 AM  
**To:** Michael Behrendt  
**Subject:** Building height restriction

. strongly support tonight's citizens petition on building heights. Equally important for a pleasant and pedestrian scale downtown are considerations of building mass, open spaces, set backs, signage, and landscaping and street trees. I hope that these may have the Planning Dept. and Town Council's attention as it ponders the aesthetics of Durham's future.

Thanks to everyone who has worked on this proposal.

Heidi Elly



## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 28, 2012 11:53 AM  
**Subject:** From Dennis Meadows

To the PB, EDC, HDC, TRG, and Council,  
Please see the email below from Dennis Meadows regarding building height and community character.

### Michael Behrendt, AICP

Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**From:** Dennis Meadows [REDACTED]  
**Sent:** Tuesday, November 27, 2012 4:17 AM  
**To:** Michael Behrendt  
**Subject:** From Dennis Meadows

Mr. Behrendt,

I am writing you from Hannover, Germany, as the start of a two-week professional trip that will prevent me from attending the Wednesday evening hearing. Thus I will write this brief message to convey the ideas that I would have rather have expressed tomorrow.

The situation facing you now reminds me of when I moved to New Hampshire in 1972, to the small town of Plainfield. The town had no zoning, and it was about to be exploited by a group of developers who saw the prospect of buying land relatively cheaply and then developing structures that could be sold at high profit because they expropriated the amenities of the town.

I was a professor at Dartmouth College then. I had my students conduct a 100% household poll, knocking on every single door in Plainfield and talking to all those who lived in the town. We asked, "What are the features of Plainfield that make it a special place for you?" Of course we got many different answers. But over and over people mentioned the views, the impressions they got as they drove or walked around the town. Those views were commons, and they were not owned by anyone. So they were difficult to protect. But they were easy to destroy. Just a few structures built in a sensitive place could block the view for all for ever.

When it became clear that people really cared about those views, the town acted decisively to protect them by enacting zoning regulations.

We have a similar situation in Durham. As you know, without decisive action now to enact height limits, developers will convert the main street of Durham into a canyon. Their incentive is obvious. Higher buildings generate more profit for them. But aside from the few who will profit, many of whom do not even live in Durham, no one in this town wants their village to be converted into another multi story office and dormitory ghetto. The difference between 35 and 50 feet is enormous when applied to buildings on both sides of a town street.

It is not fair, and it should not be permitted, that paying just for the price of a single building lot downtown gives a developer the right to impose the taxes of ugliness and congestion on all the residents of the town in perpetuity!

A great deal of damage has already been done to the beauty of the view and the ease of traffic in downtown Durham. But that makes what remains even more precious. You have a reputation in the town for being competent and fair. I urge you to put that reputation behind the proposal for reduced height limits that will go to the Planning Board tomorrow.

Sincerely,

Dennis Meadows

## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Tuesday, November 27, 2012 1:41 PM  
**Subject:** FW: Building Height in CBD

To the PB and Council,  
FYI. I think this approach is worth considering when the Planning Board revisits the draft Core Commercial amendments.

### Michael Behrendt, AICP

Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
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**From:** [REDACTED] [mailto:[REDACTED]] On Behalf Of Nick Isaak  
**Sent:** Tuesday, November 27, 2012 10:20 AM  
**To:** Michael Behrendt  
**Cc:** Todd Selig; Richard Kelley Jr.; Peter Wolfe  
**Subject:** Building Height in CBD

Michael,

I received an email today from Olshansky/Dudley via Joshua Myerwitz urging people to come to Wednesdays PB meeting and argue for 3 story buildings in the CBD.

I am attaching a diagram pulled from Portsmouth's zoning ordinance that I think is a reasonable way to address the issue, and suggest that it be integrated into the Design guidelines if the planning board and TC approve. (BTW I would be happy to create similar diagrams throughout the guideline)

For the record, I disagree that that height should be arbitrarily limited. Rather, each building should be considered on a lot by lot basis based upon "form based zoning" principals. For example, many 3 story buildings in Exeter, Portsmouth, even Newmarket far exceed 35 feet in height. Why prohibit the ability for someone to build a ground floor commercial space with 16' floor to floor, and 2 stories above with 12' floor to floor heights? That would be a 40' building, even with a flat roof.

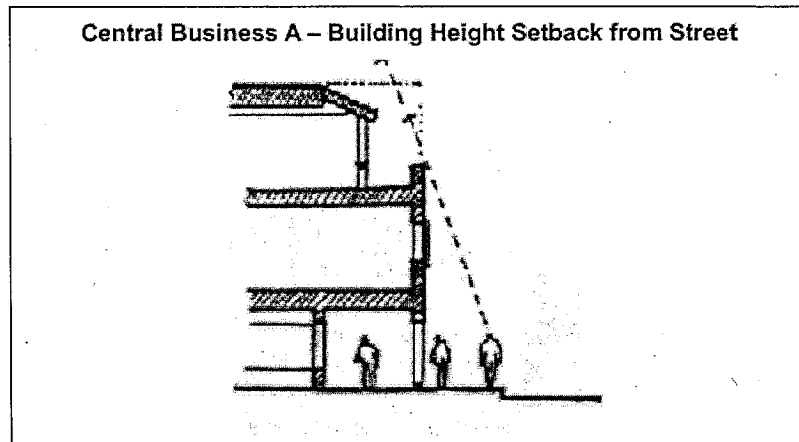
Please see the attached diagram.

Sincere regards,  
Nick

## 10.535 Exceptions to Dimensional Standards in the Central Business Districts

### 10.535.10 Central Business A – Building Height Setback from Street

In Central Business A, no portion of a **building** within 10 feet of a **street** right of way line shall exceed 40 feet in height.



Nick Isaak, AIA, LEED AP

Isaak Design, PLLC  
35 Oyster River Rd.  
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Sustainable Architecture & Urban Design  
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## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Wednesday, November 21, 2012 3:47 PM  
**Subject:** FW: Keep Durham's small-town character

To the PB and Town Council,  
FYI.

### Michael Behrendt, AICP

Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
(603) 868-8033 (fax)  
[mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us)  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

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**From:** Julia Rodríguez [mailto: [REDACTED]]  
**Sent:** Wednesday, November 21, 2012 8:32 AM  
**To:** Michael Behrendt  
**Subject:** Keep Durham's small-town character

Dear Mr. Behrendt, I write to express concern about proposed plans to build taller buildings in Durham's downtown area. While I am not opposed to new construction and renewal of the down town, I strongly support limiting building height to three stories on Main Street. Currently, the downtown has a bright, open, and aesthetically pleasing "historical New England" look to it. Building large-scale buildings above three stories, that would shade the street excessively and be of dubious aesthetics, would completely change the feeling of walking or driving in Durham.

Thank you,

Julia Rodriguez  
12 Thompson Lane  
Durham NH 03824  
603-868-3038

## Karen Edwards


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**From:** Michael Behrendt  
**Sent:** Monday, November 26, 2012 4:07 PM  
**Subject:** Building height

To the PB and Council,  
FYI.

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

-----Original Message-----

From: Joan Drapeau [mailto:  
Sent: Wednesday, November 21, 2012 4:32 PM  
To: Michael Behrendt  
Subject: buildings on Main St.

IWe would like to support the issue of limiting the height of the buildings to 3 stories on both sides of Main St. , from and including Town and Campus to Madbury Rd.  
Joan and Bill Drapeau

## Karen Edwards


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**From:** Michael Behrendt  
**Sent:** Monday, November 26, 2012 4:09 PM  
**Subject:** Building heights

To the PB and Town Council,  
FYI.

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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-----Original Message-----

From: Diane P Freedman [mailto:  
Sent: Tuesday, November 20, 2012 11:46 AM  
To: Michael Behrendt  
Subject: height limit

Hi,  
I not only wish for a height limit on new and in-process! construction in Durham but aesthetic guidelines preventing the blockiness now encroaching! UNH should oblige such a new ordinance, too. And it's a crying shame that ten years ago or so when the current Master Plan was first drafted (and at great expense via a 50K consultant at the time and who knows what or who since!) statutes were not immediately enacted. The vision was never made law and we are left now with all manner of violations in word and spirit of that longer ago articulated and later ratified and complex document that nonetheless has no teeth in it or sufficient legal standing. If it did, we'd not have the giant Irving Station or the Holiday Inn Express or the enlarged apartments on less than an acre that pose eyesore and traffic problems at the traffic light.

## Karen Edwards

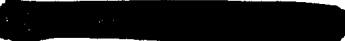
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**From:** Michael Behrendt  
**Sent:** Monday, November 26, 2012 9:20 PM  
**Subject:** Building height - Public Hearing on Building Height Downtown

To the PB and Town Council,  
FYI.

Michael Behrendt, AICP  
Director of Planning and Community Development Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

-----Original Message-----

From: Lorna Ellis [mailto:  
Sent: Monday, November 26, 2012 9:16 AM  
To: Michael Behrendt  
Subject: Public Hearing on Building Height Downtown

Dear Mr. Behrendt,

I will be unable to attend the public hearing this Wednesday on an amendment to a Zoning Ordinance to limit the height of buildings along Main Street. However, I wanted to let you know that I strongly support such an amendment. I would very much like buildings to remain no taller than 3 stories in downtown Durham.

Sincerely,  
Lorna Ellis  
7 Orchard Dr.



## Building height amendment

Michael Behrendt

Sent: Tuesday, November 27, 2012 6:03 PM

To the PB, Council, et. al.,  
FYI

### Michael Behrendt, AICP

Director of Planning and Community Development

Town of Durham

15 Newmarket Road

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**From:** Michael J. Sievert, P.E. [mailto: ]

**Sent:** Tuesday, November 27, 2012 12:21 PM

**To:** Michael Behrendt

**Cc:** Nick Isaak; rod.hayden@comcast.net

**Subject:** re: Planning Board meeting November 28

Hi Michael,

I received your email about the planning board meeting on Wed. the 28th. I am not suprised by the knee jerk reaction even though all of the current projects went through the proper permitting processes. However, I do have a problem with the way you are plucking a few lots out of the petition. Nick and I have been working with Roger Hayden for a year and have been to meetings with the University and Town administrator and also the planning board to provide conceptual plans for the redevelopment of Roger's property. If you are going to remove the three lots from the petition then without question Roger Haydens lot needs to be removed. Roger has been a long time property owner and business owner in this community and removing these new owners and not Roger's property is unfair. Myself and Roger Hayden will be in attendance at the planning board meeting to speak aganist this and the amendment. Thank you

Mike

Michael J. Sievert, P.E.

MJS ENGINEERING, PC

5 Railroad Street

Newmarket, NH 03857

T: 603.659.4979 x302

F: 603.659.4627

Email: [mikesievert@mjs-engineering.com](mailto:mikesievert@mjs-engineering.com)

**FW: building height amendment hearing**

Michael Behrendt

Sent: Tuesday, November 27, 2012 6:22 PM

To the PB and Council,  
fyi

Michael Behrendt, AICP  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

-----Original Message-----

From: rita freuder [mailto: [REDACTED]]  
Sent: Tuesday, November 27, 2012 4:20 PM  
To: Michael Behrendt  
Subject: building height amendment hearing

Dear Mr Berendt and Planning Board Members,

I would like to express my support for the amendment and my preference for keeping the height of buildings along Main St and the street behind Main St to 3 stories or less. It would be nice to have open space and courtyards that invite visitors and shoppers to sit in better weather and enjoy their lunch, or frozen yoghurt and be able to see the sky, and to have some bushes or small trees to encourage birds. Plantings need light. I don't want to have a mini-skyscraper look to our downtown and I don't think we need more apartments there.

\*\*\*\*\*

Rita Freuder  
12 Oyster River Rd  
Durham, NH 03824

## **building height**

Michael Behrendt

**Sent:** Tuesday, November 27, 2012 6:34 PM

To the PB, Council, et. al.,  
fyi

### **Michael Behrendt, AICP**

Director of Planning and Community Development

Town of Durham

15 Newmarket Road

Durham, New Hampshire 03824-2898

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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**From:** Ellen Karelitz [mailto: [REDACTED]]

**Sent:** Tuesday, November 27, 2012 3:50 PM

**To:** Michael Behrendt

**Subject:** building height

Dear Members of the Planning Board,

I hope you will decide in favor of limiting the building height along Durham's Main Street to 3 stories. I am eager to have a more vibrant and attractive downtown and I am supportive of development to achieve that goal. However, I feel that 5 story buildings will loom over the narrow street and create an unbalanced and unfriendly atmosphere.

This Thanksgiving weekend I had guests who had not been in the area for about 10 years. They were surprised at how large the buildings were in Portsmouth now and how much that changed the feeling of the city from a quaint historic town to one where development seemed to be pushing the smaller buildings aside. They also expressed concern at seeing the size of buildings in Durham. Their reactions were unsolicited and spontaneous.

I am delighted to have building standards that provide guidelines for those wishing to build and renovate in our community. We have come a long way toward having a tool to control and plan our downtown development. Limiting the building height along Main St. is the last piece that will help us maintain the scale of a New England town. I urge you to vote to limit the building height to 3 stories.

Sincerely,

Ellen Karelitz  
113 Madbury Rd.

## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Tuesday, November 20, 2012 11:08 AM  
**Subject:** FW: Building height

To the PB and Council,  
FYI regarding the Citizen's Petition to limit building height that is now being heard by the Planning Board.

**Michael Behrendt, AICP**  
Director of Planning and Community Development  
Town of Durham  
15 Newmarket Road  
Durham, New Hampshire 03824-2898  
(603) 868-8064 (phone)  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

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**From:** Diane McCann [mailto: [REDACTED]]  
**Sent:** Tuesday, November 20, 2012 10:42 AM  
**To:** Michael Behrendt  
**Subject:** Building height

We support height limitations of three stories on both sides of Main street from Town and Campus to Madbury road . Already the look of town has changed and not for the better . The big block buildings recently constructed are not attractive nor appropriate for Durham. Recently we traveled to western MA. The campus of the University of Massachusetts is huge and sprawling ,traffic snarls dominate . Durham's roads and infrastructure cannot support additional huge structures like the recent new constructions downtown regardless of what "traffic studies" may indicate. Save our small town atmosphere and look at the model structure , The Grange , as an example of what can be done tastefully , Thank you Diane and Frank McCann 27 Oyster River Road , Durham