

To Michael Behrendt, Durham Town Planner and the Durham Planning Board

Over the past few weeks, our project at 16 Strafford has encountered unforeseen challenges and been made aware of a new opportunity, which require adjustments to our site plan:

Propane tank: The building has a requirement for an electrical backup generator. These can be powered by natural gas, propane, or diesel fuel. Our original choice was propane. Due to the constraints of the site there was only one location that could accommodate a 1000 gallon propane tank. This location was the grassy appendage at the south side of the rear parking lot close to the building. Furthermore, to prevent it from extending into the parking lot, it had to be buried. As we were digging at that location we hit ledge at a fairly shallow depth, resulting in a search for an alternative location. With none being found within boundary setback requirements, we made the decision to choose a generator powered by diesel, with an internal fuel tank.

Electrical pole: The site plan shows our original preference for locating an electrical pole at the southeast corner of our property. Upon inspection, the power company noted that the placement of our electrical pole in any location save one would require that several trees belonging to our neighbor(s) would have to be cut down. They determined that our electrical pole could only be located within a very narrow range without jeopardizing other trees. We were able to obtain permission for some minimal tree cutting from our neighbor John Butler, in exchange for some site work on his property, to accommodate this location. Consequently, our electrical pole is located midway along our eastern property line. The electrical pole guy wire penetrates our parking lot in a region interior to the pavement, obstructing one of the originally planned parking spaces.

Dumpster: The original location of the dumpster was at the southeast corner of the property. Since this area is visible from the roadway, the dumpster was planned to be surrounded by a privacy fence and gate. This area would be suitable for an additional parking space, replacing the one we lost to the electrical pole guy wire. Furthermore, the remainder of the parking spot that is partially obstructed by the guy wire makes an excellent spot for two dumpsters, one for trash and one for single-stream recycling. Locating a parking space in the prior dumpster location requires extending the pavement by approximately 6 feet. The new dumpster location would not require a privacy fence since it is not visible from any roadway. This is consistent with other neighboring properties.

Fence: The original site plan depicts a fence on our property set in from the property line by a small distance. Our neighbor John Butler has expressed interest to me and to the town that he would like to curtail the continuous flow of student traffic through his property day and night. He has requested that I adjust my fence in such a way that it is easily and aesthetically extended by him and his neighbor on Madbury Court so that it can connect with neighbors on both sides.

Therefore we request:

1. Deletion of the propane tank from the site plan for our project.
2. Relocation of the electrical pole to a location midway on the east boundary of our property.
3. Relocation of the dumpster from the southeast corner to a location in front of the electrical pole guy wire.
4. Deletion of the dumpster privacy fence
5. Extending a 12 foot wide section of pavement by 6 feet to locate a new parking space.
6. Rerouting of our aesthetic fence to follow our property boundary.

Respectfully,
Bill Hersman, Owner
16 Strafford Ave