



The Town of Durham
Attn: Peter Wolfe
15 Newmarket Road
Durham, NH, 03824.

Dear Chairman Wolfe,

Thank you for the opportunity to speak at the March 12th 2014 Planning Board Meeting regarding the 15 Madbury Road / 8 Mathes Terrace re-development project.

As I stated during the public hearing Golden Goose Capital has several concerns about the proposed re-development and we believe that these concerns need to be properly addressed by the Applicant for the Planning Board to protect the abutters to the development.

As you requested below I have outlined the points that we articulated during the March 12th 2014 Public Hearing.

1. Storm Water Runoff & Management:

The Madbury Commons re-development includes two buildings, the smaller which is directly adjacent to 15 Madbury Road / 8 Mathes Terrace. If you recall our smaller building anticipates garden level apartment units along the Mathes Terrace side and due to the grade difference between Madbury Commons (lower) and Mathes Terrace we are concerned about Storm Water runoff percolating into these garden units which would directly impact our development and the residents who will occupy these units. During the Planning Board Meeting we didn't hear remedies to control the runoff from the new building being proposed at 15 Madbury Road / 8 Mathes Terrace. We are concerned that this issue was ignored by the Applicant and we seek protection against the oversight.

2. Construction Management Plan

After reviewing the Construction Management Plan we felt the plan was written in a vacuum and didn't recognize that the direct abutter will be undergoing a major redevelopment simultaneously. It didn't mention any coordination of planning and shared access to the sites that may be required. Additionally, we didn't see trucking routes identified and believe that the routes should be the same routes approved for Madbury Commons. The plan should be written with full anticipation of Madbury Commons as a construction site. The failure to even mention Madbury Commons in the Applicants plan leads us to believe that no potential issues were considered.

Third Party Technical Review

Due to the sensitivity of the businesses located on Mathes Terrace, the aforementioned issues with storm water management, a "tight site" for construction, and the additional complexity for this project being under construction at the same time as Madbury Commons, we request that the Applicant undergo a Third Party Technical Review. We feel that an audit of the technical details of the project is in



the best interests of the Town of Durham as well as the direct abutters. This is particularly prudent since there is limited experience in Durham managing construction projects on adjacent parcels. Furthermore, we also would request that the Planning Board bring in a Construction Management expert to help us understand how construction will be phased on an extremely tight site and if the construction of the project will have any effect on the Madbury Commons development as well as the other direct abutters.

3. Property Management Plan

We understand that the Applicant hasn't submitted a Property Management Plan at this time, but would like the Planning Board to ensure that the same standard of staffing and security is applied to this project as Madbury Commons. There will be a significant increase in the number of students in the immediate neighborhood given pending and recent developments. The proper security lens should anticipate a general increase in residents, guests and overall traffic on all residential properties as student migrate between residential areas. This is a broader perspective than focusing on a single building. Therefore, a high security climate needs to be developed that is consistent between residential buildings. This will breed and reinforce the right behaviors among residents. We therefore call for on site security personnel, video surveillance and related best security practices with respect to access controls, etc.

4. Lighting Plan

We understand that the Applicant hasn't yet submitted a Lighting Plan for the project but would like to ensure that "fugitive light" is minimized on the site. Given the close proximity between the Mathes Terrace building and Madbury Commons, we want to guard against a lighting problem whereby the residents of Madbury Commons are adversely affected by the lighting from the adjacent property.

5. Pedestrian Footbridge

Due to the increased density this project contemplates on Mathes Terrace we believe that the Pedestrian Footbridge on Mathes Terrace should be rebuilt similar to Madbury Commons. There are three bridges supporting pedestrians crossing the brook and all three should be modernized. The reasons are threefold:

- Increased Traffic – More pedestrians means greater traffic on the bridges and a necessity to upgrade the construction. The traffic will not just be attributed to Mathes Terrace and their 64 residents but the overall increase in pedestrian activity moving between buildings.
- Protecting Madbury Commons – If the only bridges modernized are at Madbury Commons, pedestrian traffic will be steered towards the new bridges, increasing the wear and tear of Madbury Commons.
- Beautification – The new bridges will become part of the infrastructure in Durham. It makes sense that all three bridges not only are modernized but also have a similar design theme so that architecture looks coherent. We recommend that the bridge extending to Mathes Terrace match the design specifications of the Madbury Commons



bridge that was approved by the Planning Board. We'd be happy to work with the owner to achieve this result.

6. Pedestrian and Vehicular Traffic

Since the onset of the entitlement process for Madbury Commons we have noticed a substantial amount of both pedestrian foot traffic and vehicular traffic in the Mathes Terrace neighborhood and we believe that to have construction on an extremely tight site with such high flows of both pedestrian and vehicular traffic. We believe the Applicant should prepare a traffic study to not only review existing traffic but projected traffic after the property has been built. It will also be important to clearly identify how traffic will be effected during construction.

7. Conditional Use Permit

We would like to point out to the Planning Board that Madbury Commons was subject to the entire Conditional Use Permit criteria even though the project only required a Conditional Use Permit for construction in the wetland setback. We urge the Planning Board to continue with the same level of scrutiny.

Finally, we would also like to mention that we have made repeated attempts to contact the Applicant to work together in a mutually beneficial way to see if there was any way that this project could be incorporated with Madbury Commons. Unfortunately we have had no success of reaching anyone.

We hope that the information provided above is helpful to the Planning Board in making decisions about the project and we look forward to help in any way possible.

Sincerely,

Barrett Bilotta
Chief Operating Office
Golden Goose Capital