

**From:** Jennifer Pribble [<mailto:jenpribble@gmail.com>]  
**Sent:** Friday, July 17, 2020 10:14 AM  
**To:** Karen Edwards; Michael Behrendt  
**Subject:** Re: Planning Board recap and agenda for July 22 \*

Hello. I wanted to thank you for keeping me informed over the years, but I no longer need to receive these updates as we've moved to Jackson, NH.

I really enjoyed my time on the planning board and I hope that the town can work toward goals that are set forth in the master plan-especially as it relates to the core of Durham's downtown area. With that said, I encourage the town (Residents, voters and councilors) to work toward a solution that will meet the community's long-term needs without the fear of litigation. I feel that the town often succumbs to that fear instead of pushing for what is right for the people of Durham.

It is my opinion that a walkable and usable retail area with public gathering spaces is of utmost importance for both town folks and college students. It's in the mixing of those two groups in positive ways that makes Durham a unique place to live. It's the interactions at the ice cream shops and walking trails or restaurants that matter. Throwing another high density student housing project in the middle of the largest retail spaces will shift the balance. We've seen many first-floor spaces not get filled due to high rents. At what point will those owners say, sorry it's too big a burden to rent them; we're converting to student rooms?

The possibility of litigation is not a sufficient reason to ignore the costs of balance for the community. To say high density downtown living is good for students is not sufficient. You could probably find a large % of students who would prefer better downtown services than more housing.

Anyway, I guess I couldn't really leave Durham without providing a final public comment.

Best wishes,

Jen Pribble (formerly of 8 Bayview Rd)