

October 14, 2019

Bill Davison  
5 Sauer Terrace  
Durham, NH 03824

Durham Planning Board  
Durham, NH

Dear Planning Board Members:

I am writing this letter to give my feedback on the proposed parking ordinance change (from 3 to 5 cars). As a commercial landlord myself (I manage properties in Hanover, NH) I am very familiar with the tensions that can occur between temporary and permanent residents. I hope to provide some additional perspective on this matter from a practical and planning point of view in this letter.

Our neighborhoods (including Cowell Drive, Faculty Road, Park Court, Bay View, Emerson, and Woodman areas) are unique in that they contain the smallest lots anywhere in the Town of Durham. The proposed ordinance simply does not make sense for properties that have such small lots. There are very few driveways in these neighborhoods that can hold more than 4 cars, without at least one of the cars being parked on a grass area. Encouraging any portion of these tiny properties to be turned into additional impermeable surfaces will transform a residential lot into one with a less desirable commercial appearance, and this will have a negative impact on our quality of life and our individual property values.

Commercial and rental properties exist for a reason. Long-term residents and families have different needs from those attending school. The Planning Board itself is already familiar with the principle of breaking up real estate based on the proposed use. For example, we already have an industrial park that is separated from residential property. We respectfully ask for the same consideration from the board in deciding any issues that affect the residential integrity of a neighborhood. I strongly believe that this proposed parking change from 3 to 5 cars per residence will have a serious negative effect, and will likely accelerate the conversion of more pocket neighborhood homes to rental properties.

I respectfully ask that Planning Board members carefully consider how the proposed ordinance change will affect Durham's pocket neighborhoods specifically, and suggest that these ¼ acre lots be excluded from any proposed increase in allowable parking capacity. The petition, which I have signed separately gives good suggestions for how to deal with the unique needs of permanent residents who want to park more than 3 cars, without opening the floodgates to tenant-occupied properties.

Thank you for your attention to and consideration of my comments.

Sincerely,



Bill Davison  
5 Sauer Terrace