

From: James Bubar [<mailto:james@bubar.org>]

Sent: Saturday, October 17, 2020 8:43 AM

To: Michael Behrendt

Subject: Proposed Town Council Ordinance

Michael,

The following quote is from a NY Times article on the current administrations efforts to push through as much regulatory change as possible before 20 January. However, I believe these comments are more than appropriate for the Planning Board to consider as they review the Town Council's proposed ordinance. As Craig Lang noted in his public comments, there really was no justification given for these proposed changes other than the unstated desire that the Town Council wants more money to spend. Many suggested that these proposed changes fly in the face of the public desires expressed in the Master Plan.

““Two main hallmarks of a good regulation is sound analysis to support the alternatives chosen and extensive public comment to get broader opinion,” said Susan E. Dudley, who served as the top White House regulatory official during the George W. Bush administration. “It is a concern if you are bypassing both of those.””

The Master Plan is not the one I would like, but it should not be ignored, first it should be changed then propose your ordinances consistent with a revised Master Plan. As I have said to

you before, I would approve 5 stories by permitted use in the round about defined by Madbury Road, Pettee Brook Road and Main Street, on the condition that the ground floor be provided rent free to artisans (tinsmiths, goldsmiths, silversmiths, cabinet makers, potters, glass artists, fly tyers, artists, etc.) who would only need to pay for their operating expenses and I would value the property at a minimum for tax purposes. Much like L. L. Bean put Freeport on the map and King Arthur Baking Company has made Norwich Vermont a destination, creating an artisan village in downtown Durham would attract numerous visitor which would only make Doug Clark happy at his two new restaurants along with all our other fine restaurants, they might even have a beer or two before remarking how fine Durham had become before returning to their home. I don't value having more retail operations that offer less inventory and higher prices than I can find online. I have moved on from that business model, it is high time we recognize the trends and start to invest in what can work offline.

Please share with the Planning Board and the very informal working group.

James A Bubar