

From: [Michael Behrendt](#)
To: [Karen Edwards](#)
Subject: FW: Main Street #19 - EV charging station(s) WEBSITE
Date: Thursday, February 17, 2022 10:19:45 AM

Karen,

Please post all below on the website for 19 Main Street. Thanks.

Michael Behrendt

Durham Town Planner

Town of Durham

8 Newmarket Road

Durham, NH 03824

(603) 868-8064

www.ci.durham.nh.us

From: james@bubar.org <james@bubar.org>
Sent: Thursday, February 17, 2022 8:31 AM
To: Michael Behrendt <mbehrendt@ci.durham.nh.us>
Subject: RE: Main Street #19 - EV charging station(s)

Michael,

I think it is bad form to enforce uneconomic commercial operations on a site plan application. If Charging Stations are economic than business will install them without hesitation.

I also think it is bad practice to put a specific generation of technology into an ordinance. Stormwater management speaks to functional usage but is mostly silent on the technology that must be deployed. Technology changes faster than we can get a solar ordinance fully approved. Rural Maine is littered with former one pump gas stations that were abandoned before I was a kid, such is competition in a free economy. In an age of cell phones and customer owned coin operated telephones (COCOTs – try finding one now) State Utility Commissions continued to have requirements that a Telco install and maintain, at least, one publicly accessible payphone in each Town they serve. No matter how many times those phones were vandalized nor the fact they were unused.

BJ's has a gas station on premises, that makes economic sense for them but doesn't for Hannaford. Businesses should want to install bike racks for their clientele but perhaps nursing homes which include work force housing might not have a need. We don't require that business site plans include adequate parking for their staff and clientele, yet we should require EV charging stations?

I think it makes sense to plumb a new parking lot for future EV charging stations, it is modest expense that has the potential to pay off if a specific parking lot has a competitive advantage. However, I suspect that momentum will force EV charging stations into mainstream gas station locations and offer expanded convenience for those driving EVs. I also expect that home based faster charging solutions will evolve.

I think EV charging stations should be allowed to evolve naturally in the competitive landscape. We have a potential Federal windfall for EV charging station facilities that could quickly phase out well meaning plans forced on commercial operations.

James A Bubar

From: Michael Behrendt <mbehrendt@ci.durham.nh.us>

Sent: Wednesday, February 16, 2022 4:07 PM

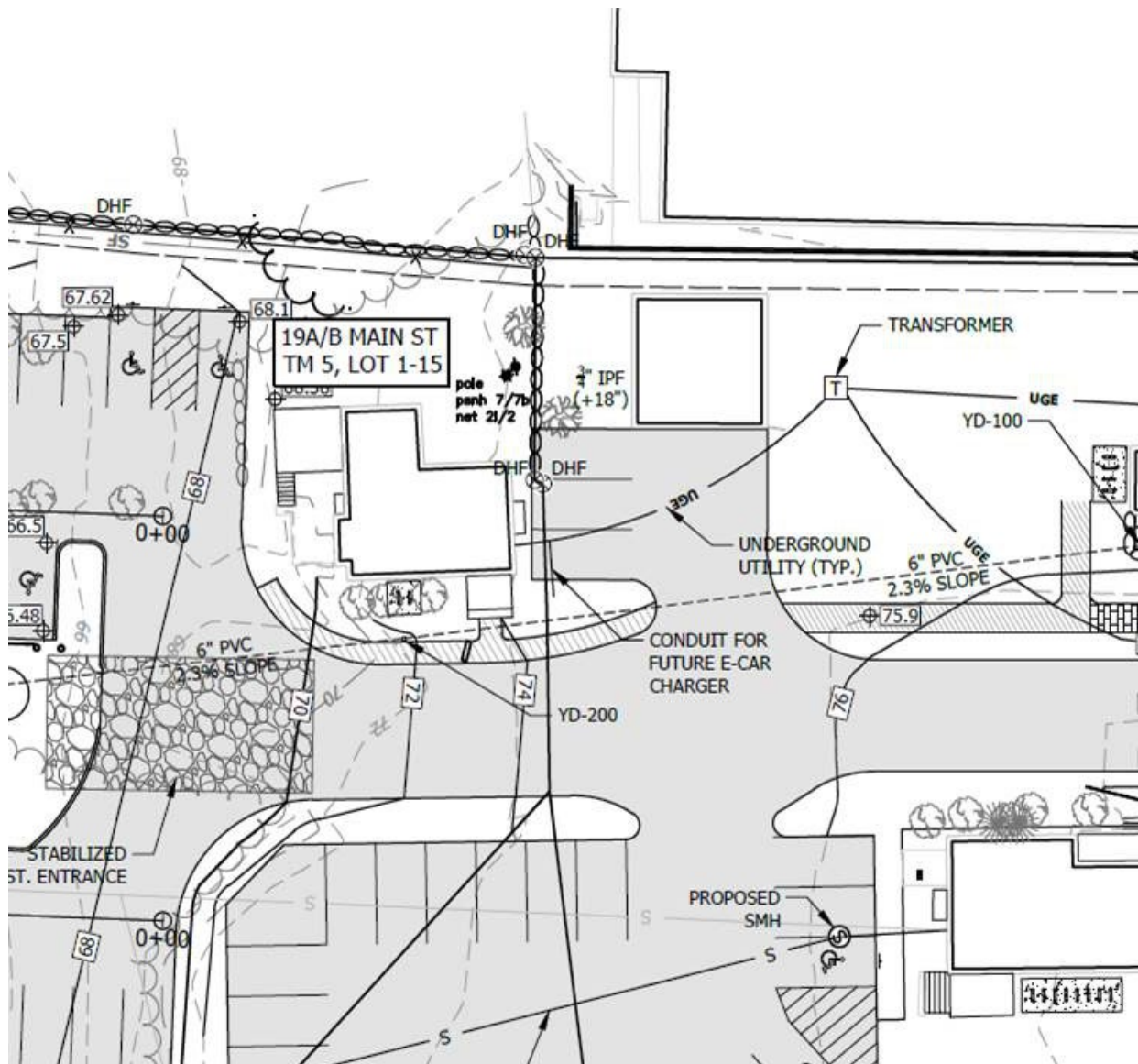
To: Undisclosed recipients:

Subject: Main Street #19 - EV charging station(s)

To the Planning Board,

I am reviewing some of my recent emails and sharing this one below from Nat Balch, chair of the Durham Energy Committee. He sent this email about electric vehicle charging stations in response to the Mill Plaza project but it is also relevant to the proposed parking lot at 19 Main Street.

There are numerous references to energy in the site plan regulations but no specific requirement for electric charging stations. However, the board can include any reasonable requirements as part of the site plan and conditional use review. Here is an excerpt from the most recent set of plans for 19 Main Street showing conduit for one future space. Is this sufficient?



Michael Behrendt

Durham Town Planner
 Town of Durham
 8 Newmarket Road
 Durham, NH 03824
 (603) 868-8064
www.ci.durham.nh.us

From: natster3413@comcast.net <natster3413@comcast.net>

Sent: Friday, January 28, 2022 8:04 PM

To: 'John Lannamann' <john.lannamann@unh.edu>; Todd Selig <tselig@ci.durham.nh.us>;
 Michael Behrendt <mbehrendt@ci.durham.nh.us>

Cc: 'Bianca Leonard' <contacttheleonards@gmail.com>; 'Eleanor Lonske' <ellielonske@gmail.com>; external forward for jlawson <lawsonje24@comcast.net>; 'Steve Holmgren' <sholmgren2@outlook.com>; 'Suzy Loder' <sunnysuzy2@yahoo.com>; 'Ti Crossman' <tcrossman26@gmail.com>

Subject: RE: Next Tuesday's DEC Meeting

Hi Jack,

This is a HUGE issue. On the one hand, the energy committee is and has been very aware (and concerned) about what the future has in store regarding electric vehicle use. Your current project to research possible impacts and future models of EV usage and demand for vehicle charging in Durham bears testament to this. Electric vehicles have gained a prominent place in the news (finally!!); the energy committee has realized this and is working to try to get ahead of the eight ball on this problem. We realize the downside risk of NOT doing so, and getting caught with our proverbial bloomers down if we don't. It's frankly shocking that this is not included in the current site plan up for review. Omitting this from the site plans smacks of being penny-wise and pound-foolish.

I participated in a review of the energy considerations checklist late last summer which included Audrey Cline, Michael Behrendt and the client's representative. During that meeting we brought up the increasing future need of EV charging stations, and for the client to seriously consider including them in the design.

Indeed, considering the number of parking spaces that encompass this project, in my estimation, this project needs to have suitable numbers of charging stations to not only accommodate whatever vehicle charging that will be needed for 2025 (which at this point this project may not even be finished), but to look ahead to 2030 and 2040, and even provide additional accommodations beyond that.

So here's the dilemma. The Durham Energy Committee is an advisory committee, and does not enforce regulations. The planning board and code enforcement officers are in more of a position to do so, but I don't think they have a clear directive they can work from; I'm not sure that there is any regulation in place to enforce even if it were desired. However, given Durham's commitment to GCOM, this is important to try to institute using whatever leverage we can bring to bear.

In conclusion: if a clear, forward-thinking approach toward vehicle charging at such a large lot is included in the current iteration of the site plans, this will certainly help in getting the town behind this venture. However, shortsightedly omitting vehicle charging stations from the site plan design is will reflect poorly on the design process for this project.

The agenda for Tuesday's meeting is already set. Let's make sure to include this in our discussions at some point in the meeting.

Let me know what you think; I hope all goes well with y'all in Saturday's blizzard.

Thanks,

Nat