

From: [Sandy URso](#)
To: [Karen Edwards](#); [Michael Behrendt](#)
Cc: [Todd Selig](#)
Subject: 19-21 Main Street please distribute and post
Date: Thursday, July 7, 2022 3:50:28 PM

July 7, 2022

Dear Mr. Behrendt and Members of the Planning Board,

I am aware we are not to repeat things that have already been said concerning the proposed parking lot, but based on an inaccurate statement made at the June 22nd Planning Board Meeting that one of the abutters was "in the middle" regarding the proposal, I am resending the letters I wrote to ensure that my citizen comments are clearly understood.

https://www.ci.durham.nh.us/sites/default/files/fileattachments/planning_board/page/60771/sandy_urso_5-17-22.pdf

https://www.ci.durham.nh.us/sites/default/files/fileattachments/planning_board/page/60771/sandy_urso_6-3-21.pdf

The ONLY thing I am in the middle of is the location of my house between the other 2 most affected abutters. How in the world can I be "in the middle" when: my electricity bill will increase, the entire atmosphere of my home will change, the peace, quiet and darkness I now experience will be gone, I will hear noise at all hours of the night, I will no longer smell fresh air but gas and oil fumes, I will be attempting to find ways to soften the intruding light at night in my windows, my property value will decrease, and shall I go on? Something feet from my home that I can see (and hear) from 7 windows of my house is certainly not a feature that anyone would themselves embrace and nor do I.

The discussions and thoughts of what I now have and may lose have taken a toll on my health.

I find the statement that the parking lot will be "at the back" both insulting and infuriating, when in truth it will be seen from the entire expanse of my property. I have even voiced this concern at a past Planning Board meeting. I fear if my point hasn't been heard, then possibly the voices of hundreds of others with objections have not been heard either. I recently heard this statement made by Kendra Amarai, the Town Manager in Kittery, Maine, "The whole purpose of zoning and community involvement is to make sure our zoning reflects what the community wants and if they don't want this I think the Town Council will listen to that and take steps to make sure we're doing what the community wants". In regards to the [19-21 Main Street](#) project, where are the community comments in favor of the plan?

There has been mention that the abutters are already surrounded by parking lots. This is certainly a reach and honestly a bit disingenuous. No one should be guessing what I see, but dealing with facts. This assumption must have been made on a limited plan view, as not a single site walk included the front of my property. If it had, the images similar to the ones below would have been seen.





Due to the landscape and elevation differences, I look past the parking lot and instead view the apartment buildings, Mill Pond and Mill Pond Road. My property is not currently affected by a commercial parking lot. You are welcome to come and see for yourself. I have a front yard, a back yard and side yards. In contrast, an open area of such huge size and height of the proposed lot will certainly provide an amplification of any car doors slamming, horns beeping, or voices speaking, especially since it will have no closing hours. Being stirred in the night is not healthy for anyone. There is no comparison of what I experience now in a lot to what I will experience if approved.

Traffic will be a nightmare on Main Street and cars will be cutting into the church parking lot and detouring through the Faculty neighborhood as an alternative. Not to mention, who is going to ensure that Smith Park Lane remains a private drive where my grandchildren currently are safe and free to roam. Congestion will replace quiet and safety.

I have once again stressed the effects I will experience which should force this application to fail conditional use, but it is out of my hands and in those of the Planning Board. I would like to know how this project will be handled and who will be accountable when its impact is more in line with citizen comments vice the applicants' projections. Frankly, no one will really know the accuracy of the renderings until the curtain is finally opened, and at that time, if passed, I will implore that the Planning Board and members of the community come and share in the reveal of its completion from my view.

Thank you for your time, patience and careful deliberations.

Sandy Ceponis Urso
5 Smith Park Lane
DURham, NH

Sent from my iPad