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**To:** [Michael Behrendt](#); [Karen Edwards](#)  
**Cc:** [Molly Fullenbaum](#); [gerrish@googlegroups.com](mailto:gerrish@googlegroups.com)  
**Subject:** Gerrish Drive Subdivision - comments and questions from 20 Ambler Way Abutters  
**Date:** Wednesday, December 23, 2020 11:07:16 AM

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Hi Michael and Karen,

Hope you both enjoying the holiday season.

As immediate abutters, we have been monitoring the Gerrish Drive Subdivision application closely and will continue to do so. As the process has entered the formal application stage, we are seeking resolution to the following topics.

1) We were glad to see the inclusion of a sewer connection for liquid effluent within the formal proposal. This has the potential to be a positive for our neighborhood and the potential to limit further watershed contamination. During his presentation, Mike Sievert presented that each septic tank within the subdivision would have a pump and this distributed system would be enough to pump the effluent up-hill. For those of us seeking to connect to the potential future sewer system, will we have to install pumps within our existing septic tanks? We are also interested to the progression of events to hook-up, e.g. would it be during construction and who becomes the point of contact.

1a) On a related note, we learned that the sewer extension would be placed under a paved surface. During the construction of the sewer line extension, will spurs be constructed with the intention of future home connections or will connections from existing homes in the future require the cutting of a paved road?

2) We also learned from the acceptance presentation that Durham Public Works desires the Gerrish extension on the ROW to become a private road. I have been looking on the Town of Durham website on what a private road in Durham means and could not find any resources. Could you detail the implications of a private road, i.e., would neighbor pedestrian traffic be permitted? It seems antithetical to our community that a town owned ROW would be turned private and the public pedestrian traffic, which is significant in our neighborhood, would be prohibited but maybe this is not the case. Please note the documents that you sent to the Conservation Committee on December 22nd, 2020 still present this as a future town owned road and should be corrected prior to the December 28th meeting.

3) Temporary construction easements. During our site walks earlier this year the applicant expressed the potential for temporary construction easements on our 20 Ambler Way lot as well as the 11 Gerrish lot owned by Gail Kelley. We have not heard nor read within the formal proposal about the applicant's desire for temporary construction easements but would like to hear if these are desired.

4) Our existing playground. According to the applicants survey it was revealed a portion of our existing playset is on the Town ROW. We have not completed our own survey but have no reason to doubt this accuracy. When the 20 Ambler Way deed transferred to us in summer 2018 we were not aware of this positioning nor was any survey required. We are interested to hear the fate of said playground. My wife and I are expecting our first child any day now.

5) Along with the other documents submitted the 'Open Space Description' details the desire

of the applicants for the space outside of the subdivision to remain green space, with trails, and for it to be potentially managed by a 3rd party. Mike and Marti Mulhern have also communicated to us that neighbors may also have access to these trails. We are encouraged by this paradigm and believe more greenspace is a positive.

6) Section 175 23 C, Impact on Property Values. Within the Letter of Intent and Conditional Use dated October 28, 2020 Mike Sievert presents that this project will not cause or contribute to a significant decline in property values of adjacent properties. In addition to this reasoning or at least associated with the application, we would like to see plans for the replanting and restoration of disturbed wetlands and forest within the ROW and adjacent to the town owned ROW as it enters the Mulhern property. Thus far the applicant has stated their intention to restore this area post construction and have cited the retention of Robbi Woodburn's landscape expertise. We would like to see either a rendering or a detailed plan and would like to see the town hold the applicant responsible. In the absence of this, we feel that there is a strong argument the construction of such a road and the destruction of wetlands may significantly reduce ours and our neighbor's property values.

We recognize that some of these items may not have a readily available answer and we will continue to engage with this process. We would also like to state that in good faith as neighbors we have allowed the applicants to access our property for surveying and site walks which we will continue to do.

Thank you for continuing to send along relevant documents and updates, they are very much appreciated.

Warm Regards and happy holidays,

Mike & Molly White  
20 Ambler Way

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