

From: [Carroll, John](#)
To: [Karen Edwards](#)
Subject: Fw: On Gerrish: Drowning in a Sea of Detail While Avoiding the Obvious Access and Failing Due Diligence
Date: Thursday, February 18, 2021 2:01:02 PM

Karen,

Kindly send to both the Planning Board and the Conservation Commission. Thank you.

John

From: Carroll, John
Sent: Monday, February 15, 2021 1:11 PM
To: gerrish@googlegroups.com <gerrish@googlegroups.com>
Subject: Drowning in a Sea of Detail While Avoiding the Obvious Access and Thus Failing Due Diligence

Our Planning Board and our Conservation Commission are drowning in a sea of detail - in engineering design, in wetlands restoration (as if that were possible), and in landscape design, while they have thusfar failed to deal with the real issue or devote any time to the real issue. The issue has never been the characteristics or design of the sixteen-house circular residential development - it is all about access. The current plan, as submitted, depends for its access on a very complicated access dependency: taking out functioning Durham Town-owned wetlands (the so-called Gerrish access in the design) - and stubbornly avoiding the much simpler and ecologically less damaging access provided on the developer's own property, the access from Bagdad Road.

The Planning Board and the Conservation Commission have yet to schedule Site Walks entering from Bagdad Road, and they have yet to ask for engineering design studies or ecological assessment for the much simpler and logical, as well as legally available, access. (That legal availability is attested to by our own Town Attorney.) To do due diligence, the Planning Board and the Conservation Commission must require the applicant to conduct this assessment, and not devote time to designing the destruction of functioning Town-owned wetlands or, for that matter, bring into play the substantial financial risks for the homeowners of the development, or the town, that are associated with maintenance and upkeep of a much riskier and complicated crossing from Gerrish, certainly not when a viable alternative exists on the applicant's own property. We also note that wetland impacts of this logical access from Bagdad to the development are largely in the wetland buffer and not much in functioning wetlands themselves.

We ask, therefore, when will the Bagdad Site Walks take place, and when will engineering design and ecological/hydrological study and assessment take place for the Bagdad Entrance?

John