

Karen Edwards

From: Timothy Horrigan <timothyhorrigan@icloud.com>
Sent: Wednesday, June 17, 2020 11:34 AM
To: Karen Edwards; Michael Behrendt; Todd Selig
Cc: John; TimothyHorrigan56@gmail.com
Subject: Gerrish Road subdivision

June 17, 2020

Dear Planning Board, Planner Behrendt & Town Manager Selig:

John Carroll recently told me about the pending subdivision off Gerrish Road. After reviewing the documents on the Planning Board's web site I agree with him and many others that the subdivision plan is severely flawed and in its current form it should not be approved.

The current plan as, I understand it, is to build a fairly long access road from the corner of Ambler Way & Gerrish Road, across a low-lying wetland to some higher land. The access road would be about a quarter of a mile long, and would terminate in two cul de sacs with up to ten units on them. The houses would be built on land which is currently forested, but which would have to be cleared to accommodate the new suburban dwellings. Even though some ponds and swales are part of the site plan, this development could still adversely effect the drainage and the ecosystem of the entire neighborhood.

Ten housing units may not seem like a large number, but the existing Ambler/Gerrish neighborhood only has 21 units. The impact on the existing neighborhood of this increase has not been adequately reviewed.

The design of the road has not been addressed in much detail. The impact of the development on the wetlands depends in large part on the design of the road. Aside from the initial cost of the road, someone will have to pay the significant cost of maintaining the road. That someone might end up being the taxpayers of the Town of Durham.

One small but potentially problematic oddity of the plan is that it straddles the Durham-Madbury town line. The houses will apparently all be in Durham, but there will be a few hundred feet of roadway which is in Madbury. The front yards of some of the units will also be in Madbury. The two towns share a school district, but most other municipal services are currently provided separately. This development will need to be approved by the Town of Madbury.

Finally, the development will probably be age-restricted, although the developers have not made a final decision. If it is indeed age-restricted, the new development would do nothing to meet the ongoing need for more workforce and family housing in our community.

Thanks,

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