

Subject: Owner-occupied ADU amendment

I have asked the Planning Board to initiate this amendment to prevent problematic situations in the future since the NH legislature has required all residential zones to allow ADUs by right. Nothing in this amendment is against a Master Plan goal of providing more housing by the use of ADUs. After living in Durham for the past 50 years I have seen the problems that large gatherings of young people renting in neighborhoods can cause. This was somewhat controlled during the “no more than 3 unrelated” ordinance time which is now gone. My neighborhood has a number of ADUs with renters but having one side be owner-occupied has mitigated the kind of problems resulting in calls to police that are present in a nearby neighborhood where owners do not live on the property. Having one side of a dwelling unit with ADU be owner-occupied will not affect the ability of renters to live in Durham, but will serve to protect the neighborhoods from the problems caused by not having someone living on a property who is invested as an owner.

Jay B, Gooze