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To: ellensnyder1@gmail.com; [external forward for krotner](#); [Karen Edwards](#)
Subject: Property Variance Request - 21 Winecellar Road
Date: Tuesday, April 09, 2019 12:09:31 PM

Greetings,

We are writing you today with regards to the Variance Application at 21 Winecellar Road. We respectfully request that this variance be denied.

Public Interest: We live less than one mile from 21 Winecellar Road on Sandy Brook Drive. Sandy Brook Drive is a loop which dead ends on Longmarsh Road very close to Winecellar Road. Since Sandy Brook is a loop and Winecellar and Longmarsh both dead end, traffic is very low and limited to residents of those roads and their guests. One of the reasons we moved to Sandy Brook was the quiet, spacious and wooded neighborhood. It is a tightly knit neighborhood with many children, dogs and wildlife. Throughout the Spring, Summer and Fall, many of us enjoy sitting outside during the afternoons and evenings and viewing the turkeys, deer, owls, hawks and other wildlife in the area. We each pay substantial taxes for this luxury. We all chose to live here because of the space between houses and away from most traffic.

In spite of this relative seclusion, on many summer evenings we can hear the Lee racetrack some 8 miles away. Additionally, we can typically hear the crowd, marching band and PA system from Wildcat Stadium on the four or five Saturdays each autumn when they have a home game. When we moved to Durham, we understood that living in a college town would have its advantages and disadvantages and accept the din from UNH Football games and occasional fireworks.

However, granting a variance to 21 Winecellar Road which would allow the property to frequently be used for parties, weddings, concerts and other events is contrary to the interests of a quiet residential neighborhood. We believe that a business which is focusing on large events such as weddings and other events is not what this sleepy section of Durham needs or wants. Weddings can draw a lot of people and the celebration is a time for lively music. The volume of the noise produced by these events would far exceed the relative din of a football game and could be far more frequent. Instead of being able to sit outside and enjoy the quiet of our neighborhood, we would be forced inside due to the excessive noise generated by these events.

We have a lot of foot traffic in and around our neighborhoods (Cutts, Ffrost, Sandy Brook, etc.). There are a lot of dog walkers, runners, bikers and children who use these roads. There are no sidewalks, it's dimly lit, and significant populations of deer and turkeys which often cross and loiter around Winecellar. Attempting to combine additional traffic from large events with the existing usage is a recipe for disaster. Regardless of whether or not a liquor license is issued to the premises, we know that alcohol will be consumed at these events. The likelihood of impaired drivers going in and out of our quiet neighborhood is quite disconcerting.

Substantial Justice: While we may not be able to see the facility, the cars, and the people, we would most definitely have increased vehicle traffic and hear the events which will impact our community. If we can hear UNH football announcer and the din of the racetrack, then we most definitely will

hear the band cranking it up down the street. Other areas may have an inn and barn-like facility to host such events, but the number of homes affected by the noise and disruption is most likely higher here in the more populated residential area.

Surrounding Property Values: We specifically moved to Durham for the schools. We chose to live on Sandy Brook for the peace and quiet the spacious area had to offer. If we wanted a bar nearby, we would have chosen a neighborhood closer to the downtown area. If the variance is granted, then we believe the value of our property would decrease. The increased traffic from attendees to delivery trucks, the noise pollution from the music, would affect our safe and quiet residential neighborhood.

In closing, for reasons stated above, we respectfully reiterate the request to deny this variance request.

Jennifer and Gary Croot
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