

May 9, 2019

Dear Chris Sterndale and the Durham Zoning Board Members,

Please accept this letter in opposition to the Variance application at 21 Winecellar Road.

My wife and I recently moved to the house on the SW corner of Cutts Rd and Longmarsh Rd in 2018. Our house faces Longmarsh Rd, which is the sole access road to Winecellar Rd. I am concerned about the increased traffic on Longmarsh Rd that would result if the proposed barn at 21 Winecellar Rd was permitted to be reused as an event space. My family which includes an infant and a dog, regularly use Longmarsh Rd and the adjoining roads (Cutts, Ffrost, Sandy Brook) for walks, cycling, and commuting on foot to the University bus stop on Route 108. Longmarsh Rd and the adjoining neighborhood lack sidewalks so these activities are carried out for the most part on the road surface. The addition of large numbers of cars and vendor trucks related to the proposed commercial activities at 21 Winecellar Rd would drastically change the character and diminish the safety of these uses of Longmarsh Rd by us and the many other residents in the area. Alcohol will undoubtedly be served at the events on Winecellar Rd with potentially inebriated motorists driving past our house every weekend. This is not the environment I envisioned when I moved to the neighborhood to raise my family including young children.

A secondary concern is the traveling of noise from the proposed events at the barn throughout the area and neighborhood. My family regularly uses our front yard facing Longmarsh Rd in the warmer months for sitting and enjoying the rural setting filled with wildlife and playing with our dog and son. Noise emanating from the barn events is sure to be heard, disturbing the peace. The increased traffic passing our house and front yard will generate noise and disturb the peace of the neighborhood as well.

For these reasons I respectfully request that this variance be denied.

Sincerely,  
Robert Letscher  
24 Cutts Rd  
Durham, NH 03824