

August 4, 2021

Dear Madbury Planning Board,

It has come to our attention that you are considering an application for Subdivision, Site Plan Review, and Conditional Use Permit for Lot 1-G, Tax Map 8, located at [326 Knox Marsh Road](#). It is our understanding that it has been proposed that the newly subdivided lot be used for an Atlantic Broadband telecommunications building. We feel this will have a negative impact on the value of our Residential/Agricultural zoning district by granting a commercial use in this case.

This proposed commercial use of property located in our Residential/Agricultural zoning district is concerning to us, given that our zoning ordinances clearly state:

"The Town of Madbury acknowledges its place in the region as a residential bedroom community to surrounding towns including Dover, Durham, Portsmouth, and Rochester. The adopted Madbury Master Plan further advances the Town's desire to maintain its rural character..." (*Madbury Zoning Ordinances, Page ZO-1*)

and,

"The purposes of the Residential and Agricultural District are to provide for low-density residential development that can be served by private wastewater treatment systems and developed in such a manner to maintain the open, rural character of the land for agricultural purposes." (*Madbury Zoning Ordinances, Page ZO-12*).

We have lived here for over a decade and settled here in Madbury, in this neighborhood for its quiet, rural, agricultural character. This commercial project would change that neighborhood character, and is inconsistent with the values set forth by Madbury's Zoning Ordinances. The zone is residential.

We are already surrounded by train tracks, power lines, public works buildings, and a busy electrical substation. For our neighborhood's rural character, let's be mindful of the importance of preserving, as best we can, the beautiful, residential setting our town has diligently maintained.

We are so sorry to miss the Planning Board meeting scheduled for August 4, 2021 at 7 pm as we are out of town. Thank you for taking our concerns into consideration and including our letter in the meeting record, and for all you do for Madbury.

Best Regards,

Jessie and Peter Jakobs

55 Evans Road, Madbury, NH 03823