

**BETH ROHDE CAMPBELL  
12 FACULTY ROAD  
DURHAM NH 03824**

June 22, 2020

Durham Planning Board  
Town Hall  
8 Newmarket Road  
Durham, NH 03824

Dear Planning Board Members,

Thank you for your service to our town.

I am a resident and real estate agent in Durham, NH. I have resided at 12 Faculty Road for 17 years. I was surprised to learn that I was mentioned in an appraisal report submitted to you by the owners of the Mill Plaza in support of their proposed site plan. This letter is to clarify my brief conversation with Appraiser Brian White, who called me to ask about 11 Faculty Road, a home that I sold in July of 2018. I do not recall Mr. White mentioning that he had been hired by the Mill Plaza and would be quoting me on information that we shared.

In marketing the property at 11 Faculty Road, I advertised the desirability of the location. The Faculty Neighborhood is highly valued for its quiet, well cared for homes that are close to downtown, and yet buffered by college brook and woods. When showing the home, I encouraged buyer agents and buyers to reach out to the town about the plans to remodel the Mill Plaza.

At that time, I did not think buyers realized a “shopping plaza renovation” would entail 3- and 4-story multi-use buildings. As it was, at least 50% of the buyers were concerned about how the construction would affect the quality of their living style and home value.

In my opinion, mixed-use residential that includes student housing will change the type of owners who would want to live in the Faculty Neighborhood. A Plaza renovation that added student housing to the Plaza may encourage a shift into college rentals. What a terrible loss that would be to the neighborhood and to the town. The Faculty community has always been a safe residential neighborhood for all types of families, and the proposed plan would negatively impact that family environment.

Sincerely yours,  
Beth Rohde Campbell