

From: Bob Adamczyk
To: [Karen Edwards](#)
Subject: Mill Plaza public hearing
Date: Sunday, June 24, 2018 5:00:22 PM

Karen-

I am writing to you in regards to the Mill Plaza development.

I have been a Durham resident for more than 10 years and am concerned about the Mill Plaza development. Having served on the planning board in Newmarket for 4 years in the past, I understand some of the issues as well as the lack of firm legal ground to stand on when pushing back against developers and their financial backers. The town needs to consider a system-level view of the impacts of the Mill Plaza project: by itself it might appear that its impact can be mitigated, but when considering its impact on the town and the region over time, it is severely detrimental due to the density on the plot and in the entire downtown. Too many traffic studies for other subdivisions in southern NH indicated no significant traffic impact yet when summing them all together over time we now have the rush hour nightmares that many of our residents moved here to escape. There are many times when the traffic light at the intersection of Rt 108 near the town hall is saturated. This development will also increase traffic density peaks within downtown: the intersection at Mill Road and Main St is already a hazardous location for vehicles, bicycles and pedestrians alike, since all intersect there with difficulty. Looking left at more than a 90 deg angle for various traffic types at 5 pm while also being aware of foot traffic approaching from the right can be difficult, not to mention the plethora of foot traffic illegally crossing Main St outside of the crosswalks once we get out into Main St. This development will surely increase both motor vehicle traffic as well as foot traffic in that entire area at critical peak times: it cannot be mitigated with rules, guidance, signage or hopeful wishes. I sincerely hope that such impacts do not result in the injury or even death of a pedestrian, cyclist or motorist caused by the need to put more residential space into this project than the downtown can safely accommodate. I sincerely doubt that the traffic study provided accurately considered the pedestrian and bicycle factors unique to Durham: standard factors used are NOT APPLICABLE!

Unfortunately quick return on investment often triumphs over common sense in our short-term gain society. We forget that what we do today will remain for hundreds of years.

I respectfully request that the planning board look beyond the words in their site plan regulations and consider overall safety and suitability in their evaluation of this project. I do not believe that there is a court in the land that would not uphold a decision by the board in terms of safety of life.

Respectfully

Bob Adamczyk
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