

To: The Planning Board
From: Diane Chen, 12 Oyster River Road
Date: December 1, 2020
Re: Mill Plaza Proposal Site Walk

Thank you for all your hard work regarding the complex Mill Plaza project. I certainly appreciate the time such review takes, and I hope that ultimately what's decided upon results in a positive benefit to the Town and protection from a negative one.

I have attended many site walks in my real estate development career. I wanted to outline what my experience suggests should be delineated prior to the site walk and what should be among the issues attended to during the site walk – much of which you probably already know.

- Each corner of proposed Building B and Building C needs to have a sturdy and prominent cone marker. This includes the corners of Building C that will be where the wooded hillside between the Plaza and “Orion” is presently located.
- The boundaries of retaining walls also need to be clearly reflected with cones.
- The boundaries of paving for roads and parking spots need to be clearly marked.
- The areas where, in Rick Taintor’s words, “new underground utilities and infrastructure are proposed” should be clearly marked.
- The areas where, as Mr. Taintor notes, “extensive changes in grade” will occur should be marked, ideally with height indicators, or at least verbal descriptions.
- The actual boundaries of the Mill Plaza site need to be identified/marked, so that Board members and the public can see how close to the site boundaries paving, retaining walls, buildings, and other structures come. The applicant should be prepared to describe what types of buffers to adjacent properties are being proposed per zoning and per enhancements under the stricter Conditional Use approval.
- There need to be at least three ladders from the fire department or Public Works so the heights of Building B, C, the retaining wall (and grade changes?) can be seen.
- The heights of the ladders/buildings should be viewed from adjacent properties (Brookside Commons, Chesley Drive, the College Brook Footbridge, Faculty Rd, Main St, and wherever else the tallest structures are likely to be visible.)

I realize these issues require some planning as well as focus at the site walk, but they are critical for Board members, the abutters and the residents to envision what the scope of this large project would be.