

From: [Eric Lund](#)
To: [Karen Edwards](#)
Cc: [Rick Taintor](#)
Subject: Comment for Conservation Commission re: Mill Road Plaza
Date: Wednesday, December 30, 2020 5:27:55 PM

Dear members of the Conservation Commission:

I am writing to urge the Commission to insist that the 75-foot buffer zone for College Brook and wetlands be adhered to in any redevelopment of the Mill Road Plaza site.

I have heard reports of some people favoring a 50-foot buffer. There is a reason for the 75-foot buffer. Waivers should only be granted if the property owner can demonstrate both undue hardship and minimal harm. While an argument can be made that the placement of the vehicular access meets this standard, several other features of the CDA proposal that fall within the 75-foot buffer, including the proposed stormwater treatment system and some of the proposed additional parking, have not been shown to satisfy the undue hardship and minimal harm standard to be granted a waiver.

One of my fears if this buffer is not adhered to in the proposed redevelopment of the Mill Road Plaza is that other developers will cite this case as precedent for insisting on a 50-foot buffer. That line of attack will not be available if the Commission applies the 75-foot standard to all applicants, and only grants waivers in cases where the applicant demonstrates the necessity for a waiver.

Thank you for your consideration.

Eric Lund
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