

From: [Francis Birch](#)
To: [Karen Edwards](#)
Cc: [Rick Taintor](#); [Todd Selig](#); [Durham Town Council](#)
Subject: Re: Comments to the Planning Board re: Mill Road Plaza
Date: Wednesday, February 02, 2022 10:30:57 PM

Dear Members of the Durham Planning Board:

How and why do I think CDA's proposal for the redevelopment of the Mill Road plaza is unacceptable?
Let me count the ways:

1. There needs to be a thorough safety and noise study of the potential pedestrian and motor vehicle traffic. This has not occurred.
2. We need a proper, comprehensive and transparent appraisal of the effect of this proposed development on the property values of the houses in the neighboring Faculty Neighborhood community as well estimates of added costs to the community for additional police services. These have not occurred.
3. Of course, there are all of the remaining unresolved Conditional Use issues which include, but are not limited to, the character of the site development, which is totally incompatible with the abutting Faculty Neighborhood. What would be the effects of lights, hours of operation for the proposed influx of new businesses as well as environmental impacts on the Brook and Chesley Drive flooding.

There are a slew of issues that have not been addressed and many unanswered questions.

It seems to be the only choice is to reject this proposal.

Carol Birch
17 Garden Lane