

From: h.heilbronner
To: [Karen Edwards](#)
Subject: plaza plans
Date: Friday, July 06, 2018 10:28:32 AM

Hi Karen, Could you please forward my following comments to the Planning Board?
Thanks.

After watching the last P.B. meeting from home, as I couldn't come down to the T.H., I was able to hear and see the presentation well from my T.V. and would like my comments to come to the P.B.'s attention. I am very much concerned about the present plan. I am not an abutter to the plaza, but a very long-time member of the Durham community and have seen many iterations of different plans for a core site of our town. Taking time to address all the inadequacies and errors of the present plan is prudent and I applaud the P.B. and I hope the developer to proceed with thoughtful attention to community input. I try very hard to take environmental and legal issues into account and I hope the developer will, too. I know the P.B. will advocate for zoning priorities.

The latest plan does not meet the 2015 legal settlement in terms of location of additional housing (mostly student) on the northern location and runs counter to the conditional use criteria, adding more outdoor trash, noise, light, odors, activity, which would have a negative impact on adjoining neighbors.

The benefit of adding more housing is offset by the need for additional resources from the town to keep the plaza a plus and could end up a deficit. I emphatically oppose another large housing building.

I also have concerns about too much being squeezed into the plaza, the very hazy suggestions about egress/exit, buffers to the wet lands, razing the hill at the end of the plaza, causing other problems, snow removal, lack of adequate landscaping for aesthetic and environmental purposes, etc.

I question who benefits most, the developer vs. what would benefit Durham residents for whom the plaza is another core which feels under threat. Phyllis Heilbronner, 51 Mill Pond Rd., Durham.