

**From:** [Nancy Sandberg](#)  
**To:** [Karen Edwards](#)  
**Subject:** Letter to the Planning Board  
**Date:** Friday, January 22, 2021 5:08:44 PM

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Dear Karen,

Will you please send the letter below to the Planning Board.

Thank you,

Nancy

Dear Planning Board Members,

In regard to the Mill Plaza Redevelopment proposal, I support the recommendations of the Conservation Commission to uphold the 75 ft. requirement for the Wetland Buffer and urge the Planning Board to adopt its recommendations. Durham residents care very much about College Brook, the mill pond, the Oyster River and the Great Bay Estuary. I am still very concerned about the negative impacts that cannot be mitigated from de-icing salt. If the Conservation Commission has additional recommendations for the protection of the wetland and College Brook, I hope the Planning Board would incorporate those protective measures..

In my view the Mill Plaza proposal IS NOT the redevelopment that will benefit Durham residents or our environment. Despite years of trying to work with this developer, this project runs counter to the needs and wishes of residents, especially in the following ways.

1. It keeps an old one-story, unattractive market, when a new attractive, 2-3 story complex of two buildings on the north side of the site could meet our needs for a grocery, a pharmacy, a hardware store with professional offices, doctors and dentists and senior housing on the upper floors.

2. The huge, tarred areas creep into our buffer zones, when a smaller well screened parking area and a parking garage would reduce the negative environmental impacts to College Brook and meet the needs of senior residents and daily visitors alike.

3. The massive scale of Building C with its very high retaining wall near College Brook makes an ugly, hulking, manmade impact on the Faculty Road neighborhood and on the natural landscape of College Brook.

4. There is an inherent incompatibility in this proposal when buildings designed for students are next to a residential neighborhood. Conflicts regarding lifestyles, noise and light pollution are bound to be problems.

5. In disregarding how college enrollment is changing from residential to online learning, there is cause for worry that the proposed housing will be ill-suited to future renters.

Because this proposal fails to meet ALL the Conditional Use Criteria I encourage you to deny it and send Colonial Durham back to the drawing boards to make a plan that can better adapt to changing times and the people of Durham.

Yours sincerely,

Nancy P. Sandberg  
15 Langley Road

