

From: [Nathan Swanson, DDS](#)
To: [Karen Edwards](#); [Rick Taintor](#); [Todd Selig](#)
Subject: Mill Plaza Development
Date: Wednesday, January 05, 2022 11:34:34 PM

To the Durham Planning Board,

I sense that the time for raising one's voice and drawing attention to the liabilities of the proposed CDA plaza redevelopment plan may be drawing to a close, and while I've spoken up (by letter and in person) in the past, I'd be loathe to have anyone believe that the only remaining concerns derived from the full throated objections of the now well-known triumvirate of Josh/Robin/Beth.

Fully recognizing the hard working (and long-suffering!) Board may essentially only vote the plan up or down (and a better suited one won't come along without a rejection of the current plan) I urge the board to uphold the established standards of the Conditional Use ordinance.

It would be understandable if we were to vacillate on the appropriateness of the plan based on just a few minor issues located within "sub-criteria" of any of the main CU criteria, but it's clear there are both multiple and wide-ranging violations of those standards.

To highlight a few:

External Impact: traffic, noise, odors, fumes, lighting, hours of operation. The nature of the proposed use and it's intensity will be substantially greater, particularly given that most objective observers recognize the degree to which the layout and designs of the proposed residences are all but ensuring use exclusively by students, a demographic which is welcome in town, but which we all know is best suited to boundaries which ensure the mutual satisfaction of the non-student population as well as the students themselves.

Character of Site Development: The height and unattractive WALLS which are part of the proposal certainly don't fit with the character of the adjacent neighborhood.

Preservation of Natural Resources: It's apparent that the project will not succeed without the "blessing" of Hannaford, and therefore is virtually contingent on the development of the adjacent parking structure, which would result in substantial deforestation and an aggressive sort of landscaping to fit the required parking lot into the space available. This will additionally likely snarl up traffic entering and exiting to Main Street.

Any one of these items would be enough to justify a "no" vote. Collectively they are damning. This opinion was made clear by the hundreds of signatures affixed the petition I presented to the Board last autumn, as well as the hundreds of yard signs still displayed by Durham property owners.

Please listen to the public. Uphold the Conditional Use standards and vote "No."

Best regards,

Nate Swanson
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