

From: [Peggy celano](#)
To: [Karen Edwards](#); [Rick Taintor](#)
Subject: Fwd: Plaza Redevelopment
Date: Wednesday, June 17, 2020 4:17:05 PM

Sent from my iPad

Begin forwarded message:

From: Peggy celano <peggycelano@yahoo.com>

Dear Planning Board Members:

Let me first thank you for your dedication of time, focus, and attention in the long-standing goal for meeting the needs of both developer and Durham townspeople as it relates to the shopping plaza redevelopment. This is not my first letter to the Board. During my time in Durham between 1976 and 2019, I've had a sincere interest in seeing its development maintain the aesthetic of the small New England town, which over decades, seems to have lost some of that through UNH's evolution of slowly but surely lopsiding downtown's ratio for student versus townspeople needs.

After 50 years, I know that Hannaford's is not interested in building a new store on its site, which means that most Durham families drive elsewhere for them. As that major part of redevelopment is a non-negotiable, what's left has been limited in size and scope due to Hannaford's one story height and the fact that the other proposed buildings would be disproportionate by their suggested intended height, mass, and scale in the area where they wish to build. This new area would show an imbalance in favor of student purposes, almost serving as a divide between general town interests and those for UNH students.

I have followed this redevelopment journey for the past several years but feel the need to respond once again as to where certain specifics are heading, primarily comments made by John Hart and Robert Russell at last week's meeting. I've chosen to respond to them because they relate to a possibility that CDA might consider reducing its building mass and the importance of preserving the rear hillside. Resident Hart felt optimistic that the PB's comments about vegetation, soil, green and shade space, tree health and tree maintenance would be taken seriously by CDA, whose commitment so far has been only to examine but not a full commitment to incorporate, which could fall short of the guidelines that it is required. While many reasons have been given in CDA's defense, the landscaping plans could also be fulfilled by reducing building footprints and/or lessen the amount of asphalt. As John Hart is a next door neighbor of the shopping plaza, I was impressed by his professional credentials and advanced academic degree in Forest Ecology and Landscape Architecture.

Bob Russell's issue with destroying hundreds and hundreds of trees from the back corner of the site by demolishing that piece of land in order to accommodate

Building C's fitting into that space seems like an ecologically unsound decision, because the plan to add a few more trees in the parking area doesn't seem like a balanced trade-off.

For the lengthy number of years that this CDA redevelopment process has gone on, revised plans have not produced much consideration to reduce the size of the buildings to accommodate the spaces. One doesn't have to take for granted that those buildings are as big as they are, which is an alternative option that you the Board might consider, by reducing size for more proportional landscaping, particularly with UNH's reduced enrollment projections.

Thank you for your time and attention.

Margaret Celano

Formerly: 36 Bagdad Road, 63 Newmarket Rd., and 3 Pendexter Rd.

Sent from my iPad