

From: [Phyllis Heilbronner](#)
To: [Karen Edwards](#)
Subject: letter to P.B.
Date: Tuesday, February 01, 2022 5:53:07 PM

Please forward this email to the Planning Board to be included in their packets for the next meeting. Thanks.

To the Planning Board re my concerns about the present Plaza Plan that does not address adequately the entrance and exist to and from the plaza with the current plan and a large building of mixed use, including 258 student tenants.

My concern is the density that the present plan poses is a very clear danger for entering and exiting the plaza. I've seen and been personally involved in the safety of entering and leaving the plaza as a present concern. Exiting the plaza to make a right-hand turn, especially late in a winter afternoon is an accident waiting to happen. I have to drive out very slowly to ensure safety, with traffic issues, the sun low in the winter, shorter daylight hours, plus piles of snow after storms. I have not seen the traffic issue for the new plan addressed adequately, especially as it's a current problem with the present lower density.

I'm requesting that the Planning Board reject the plaza plan, until the plan adequately addresses both automobile and pedestrian access and egress. As a very frequent user of the present plaza, I am focusing on just that one issue, although I would like to add that there are a number of Conditional Use violation issues that concern me with the present plan. I respectfully request that the Planning Board use its best good judgment to reject this poor plan now under consideration.
Phyllis Heilbronner, 51 Mill Pond Rd., Durham