

**From:** [Firoze Katrak](#)  
**To:** [Rick Taintor](#); [Karen Edwards](#)  
**Cc:** [Michael Behrendt](#)  
**Subject:** Mill Plaza Proposal  
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Dear Planning Board Members,

I do not envy your difficult task of overseeing the Mill Plaza Application(s) by CDA. You all are grappling with complexities as best as you can, and for that I applaud your ongoing efforts.

As many of you know, I was on the Town Council when the Town negotiated the Settlement Agreement. Along with the then Council Chair and the Administrator, I was also intimately involved with the negotiations of crafting the substance and text of that agreement.

Much water has flowed over the dam since then. I have watched various Plaza proposals evolve over all these years. I have watched the Planning Board grapple the challenges admirably. But the most recent events (current Plaza proposal along with the Toomerfs proposal, and various reactions to these) force me to try to share my perspective. It is only my view, I obviously do not speak for the Town in anyway nor for any other Councilors.

I have absolutely no opinion, pro or con, on the Toomerfs proposal. I comment only on the Plaza proposal, and its indirect linkage to the Toomerfs.

I will let various lawyers address the legal issues. I only briefly share my perspective of what we tried to do through that settlement. In essence, the "spirit" of the settlement agreement was to try to reduce the negative impacts of proposed denser housing on the surrounding family-residential neighborhoods, while also allowing the Plaza to be redeveloped.

It is obvious to me that the current Plaza proposal, which needs the Toomerfs parking to overcome the veto power of Hannaford, is not conforming at least to the spirit of the settlement agreement. This Plaza proposal is diametrically opposing the spirit of the settlement agreement because it does not even try to contain the impacts on site, but rather spreads the impacts far beyond the Plaza into even more family-residential neighborhoods. This is an affront to the spirit of the settlement agreement. Whether it is legal or not, is up for the lawyers to help you decide.

I wish you all the best in your deliberations.

Thank you

regards  
firoze katrak