

**From:** Jennifer Lee [<mailto:jennifer.greatlakes@gmail.com>]

**Sent:** Sunday, November 11, 2018 1:12 PM

**To:** Michael Behrendt

**Subject:** To planning board re Mill Plaza development and public comments 11/14

I cannot be present on 11/14, so please convey these comments to the Board, Todd and any others appropriate. Thank you.

I deeply regret the placing of a New Jersey-style residential shopping plaza in the center of a New England small town, but if it must happen, then all involved want it to be successful, economically, socially and environmentally. For that to happen, the following responsibilities need to be firmly stated and agreed to by the CDA *and* provided by them:

- **Live surveillance 24/7:** This is necessary for the safety of residents, shoppers and the surrounding town as well as to prevent damage to the plaza buildings. The person(s) charged with this duty will also see that noise restrictions are observed.

- **Lighting:** The street and plaza lights should be adequate for safety but should be pointed down where the light is needed and not up or outward to disturb neighboring residents (as well as the natural world.)
- **More evergreen and deciduous trees properly planted and cared for:** Rows of evergreen in the plaza and along its edge (especially on College Brook side) are needed as winter windbreaks. Deciduous trees will make the asphalt parking area bearable in the increasingly hot and humid summers. It is vital, however, that these trees be sufficiently watered during their first *two* years as well as having a large enough surrounding area of uncompacted soil so the roots can breathe during winters when they have no leaves. (Note the poor condition of existing trees.)
- **Regular trash and garbage pick-up:** This should be *more* than sufficient to prevent bad smells which, while unpleasant and off-putting, will also attract rats (ask Concord about this.) This service should include cleaning up scattered debris and garbage not in the dumpsters. The dumpsters should *not* be placed near the College Brook edge of the plaza.
- **General maintenance of the shops and residential buildings:** No one wants to live or shop in a deteriorating, shabby environment. Deterioration like that allowed of the New England Center should be carefully avoided.

The CDA's responsibility for the ongoing condition of the Mill Plaza and *penalties if not met* should be clearly stated and *enforced*.

Thank you for your attention. Jennifer Lee, 18 Faculty Rd., Durham