

From: [Phyllis Heilbronner](#)
To: [Karen Edwards](#)
Subject: tonight's P.B. meeting
Date: Wednesday, June 17, 2020 10:22:55 AM

Hi Karen. Could you forward this email to the Planning Board for tonight's meeting? Thanks.

As a long-time resident of Durham with deep concerns about the redesign of the Mill Road Plaza, I'd be grateful to the Planning Board to hear my reservations.

First, it would be extremely prudent to consider at this time to proceed with utmost caution, considering the pandemic, which is still of utmost concern to all of us. We do not know its trajectory, after the re-opening now happening, the future plans of the university and the affect on local businesses.

Second are my greatest concerns about a proposal that suggests removing the hillside between the plaza and Main St., which is a buffer zone that should not be taken down, the scale of large buildings, which are too large for the size of the plaza and may be unusable for the intended purposes, and the landscaping suggestions I heard on a previous meeting that would be inappropriate for the spaces intended (i.e. flowering crab trees, with a very large canopy, can't be squeezed into a plaza that is much smaller than that of the Hannaford store's parking lot on Rte.108).

There are so many uncertainties, businesses have already folded (Main St. Copy just closed) and we certainly don't know how climate change will affect outdoor dining.

My fervent request is to delay any major decisions in this period of such uncertainty. I know it looks like "stalling", but it's far better not to do something of a lasting nature that could or most likely would be unfixable. There are unresolved legal issues and in addition to landscaping, there is the issue of the full reopening of the RiverWoods development, when it happens, of putting traffic into another category. It's a little town within a town and constitutes another whole issue, I won't go into further in this email.

Thank you very much for your time and efforts and being sensitive to Durham residents and not just neighbors, but everyone who lives here and loves our town. There are many of us well beyond the half century mark, who live here and care about what the rural nature and beauty of this town offers as we age in place. Phyllis Heilbronner, 51 Mill Pond Rd.