

June 6, 2022

Re: 19-21 Main Street

Dear Members of the Durham Planning Board,

As a PS to my recent letter, now having seen the “moonscape renderings” provided by the hired consultant, I have several comments:

- 1) The latest renderings do not allow us to see what the 20’ tall parking lot will look like from the south 6 months of the year, when the leaves are not on the trees.
- 2) We still have no idea of what the actual mound/parking lot will look like when standing at the base. We should know what the “structure” will look like.
- 3) Both Lorne Parnell and Michael Behrendt made very important comments recently about the look of renderings vs. “the real thing.” During the recent PB workshop, Lorne noted how enormous, out-of-place and out-of-character the Riverwoods Building is. This was not apparent from the renderings we were shown which, through alteration of perspective, made the building look much smaller.

Despite all the high-tech “drive-by imaging,” the public was in no way prepared for the enormity of the Riverwoods project. A 2-D image cannot truly capture the sense of presence of a 3-D structure. This was also noted by Michael Behrendt recently. In conversation with me he mentioned that the photographs he took of the south side of The Lodges do not look nearly as offensive as the actual view. My point is, *please don't be fooled by those long distance moonscape images*. There is no way that huge mound of fill, topped off with a fence and light poles will look that small, unobtrusive, or distant in real life. It is all a matter of the chosen perspective used to create the renderings.

- 4) At one point Michael Behrendt suggested that a 100-ft buffer would likely be adequate. Now we have a 50-ft buffer, which during 6 months of the year, will not have leaves. Furthermore, of that 50-ft “buffer,” some of those trees at the base of the wall will need to be removed in order to bring in heavy equipment. The actual remaining “tree buffer” will, in no way, be adequate.

Thank you for your consideration.

Beth Olshansky