

February 17, 2022

RE: 19-21 Main Street

Ladies and Gentlemen of the Planning Board,

Though the applicant has submitted many necessary engineering and topographical documents, it appears they have still not provided a ground-level, true, layman's visual of what this project will look like from the Faculty side.

The generic picture of a serene, bosky landscape that was presented on December 16, 2021 is definitely NOT what that area would look like at completion. If anything, it's a "Before." We want to see the "After."

The local newspapers are replete, lately, with renderings of many proposals for projects in Dover and Portsmouth. Residents of those communities are able to see what the finished products would actually look like from various perspectives. We should have the same.

Lacking a true representation from the applicant, there does exist one startling reality photo that has been recently included in a letter to your board. It's that of Dennis Meadows, standing beside a high-into-the-sky stick that demonstrates the actual height involved in this plan.  
(Picture is at the bottom of this message.)

Though the heights represented in the Meadows photo are true and real, that is not enough. What the town must insist upon from the applicant is an actual height-width-density depiction which will include railings, light poles, stairways, etc., as well as spatial relationship to

abutters. This is a must. Technology can easily do it; the applicant's engineer even said so, many months ago.

By the continued stalling and obfuscation, one could infer that the applicant is having difficulty in making their project--this incongruous Masada in Durham's center-- look attractive or compatible with its surroundings.

Please insist on a realistic depiction of the other end of this project— what it will look like to the Faculty neighbors, and to the many pedestrians who constantly traverse the area (even more pedestrians lately, since the opening of the Rotner bridge). It is they who will be **living with this view.**

Thank you,  
Janice Aviza  
Two Garden Lane, Durham



Planner Behrendt's Message to the Board 8/2021:

• *There have been numerous requests from abutters for specific images to give a better understanding of the plan. Only the board can determine what exactly is needed. I recommend the board discuss the following items and specify what must be submitted, recognizing that we should wait if there will be significantly modified plans forthcoming:*

1. *a) An image of the revised plans as seen from the south. Tim Murphy provided one using Photoshop or equivalent for the prior plans. Is there a concern with who provides this image? Should this be provided from Chesley Drive or from the southerly lot line of the subject parcel?*
2. *b) A longitudinal profile extending from Main Street to at least Chesley Drive.*
3. *c) An image of the subject site plan juxtaposed with the proposed Mill Plaza project.*
4. *d) I believe that Mike Sievert spoke about a 3D type image that could be produced on a two dimensional sheet.*
5. *e) Some kind of rendering to understand how the parking lot and regrading meets the stone wall on the westerly side.*
6. *f) An image of the parking lot as seen from the Urso property.*

*=== End of Quote===*