

Selected Church Hill Oversights & Omissions

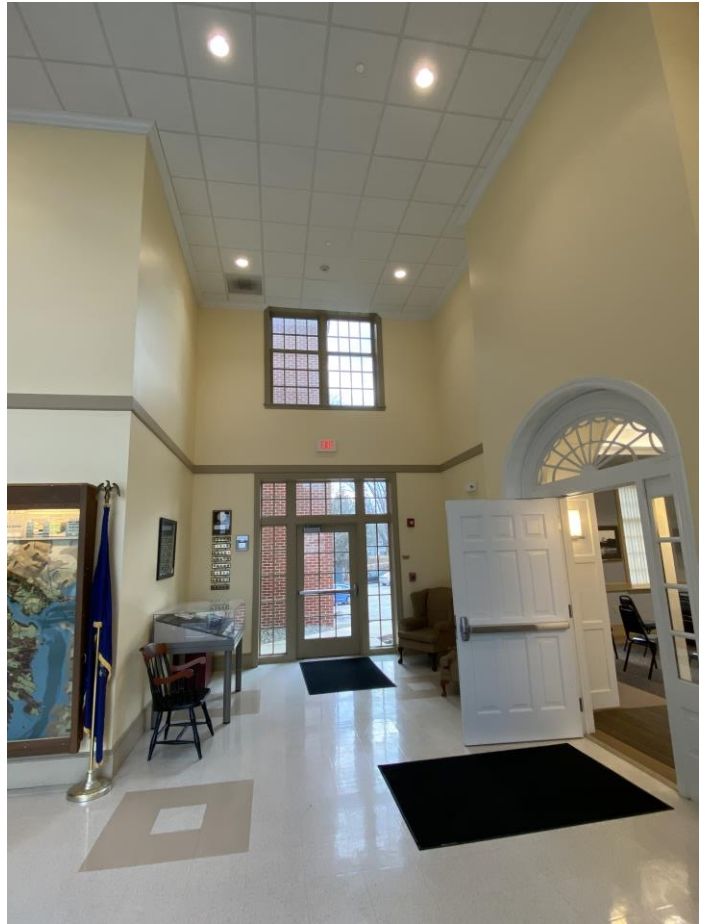
To: Durham Planning Board / From: Joshua Meyrowitz, 7 Chesley Dr / March 23, 2022

As you next enter Town Hall, **please LOOK UP at Atrium ceiling height**. At 19.5 feet high, it equals proposed elevation of grade for Toomerfs' "at-grade surface parking" (18.5' of fill + base & asphalt).

I appreciated Planner Behrendt calling your attention to my [Feb 18, 2022 letter](#) to the Board, with him adding: "it would be very helpful for the board to review the letter carefully and for the applicant to speak to each issue." Yet, virtually none of the items in that letter or in the letters of other residents were addressed by the PB or the applicants at the Feb 23, 2022 Public Hearing. Instead, there were indications of a rush to close the Public Hearing, possibly as soon as March 23, even in the absence of so much necessary information and discussion.

I present here an abbreviated outline of selected items still needing attention in the hope that you will return to my Feb 18 and earlier letters, and to the letters from others, including [Janice Aviza 2-18-22](#).

- <> Pursuing [Dec 15](#) (8:22p) intention to discuss site-plan req limits on extensive grading
- <> Requiring brightly colored inflatable at max-height elevation, visible from surroundings
- <> Enhanced "Site Profile" (larger image & numbers, w/ lamp poles, *explanations*)
- <> Realistic renderings from the perspective of "affected humans" (not birds & satellites)
- <> Removing or correcting submitted "representations" that misrepresent the project
- <> Cone-of-illumination & light-spread angles for actual type/height of light fixtures
- <> Realistic renderings of the views of the proposed parking lot from the Urso home
- <> Realistic renderings of the views of the proposed parking lot from the Andersen home
- <> *Realistic* rendering of project from Mill Plaza, Chesley Dr, & College-Brook Footbridge
- <> Removal/correction of renderings that show woods where there would be none
- <> Attention to applicant's shifting & ambiguous "number games" (e.g., "25% less")
- <> Details of now-retained retaining wall & close-up images (with size-comp humans/animals)
- <> Comp of current plan to the May 2021 plan that the PB accepted as "surface parking"
- <> Properly marked easements
- <> Renderings & diagrams that capture the essence of about 25-30 Town Council Chambers' worth of trucked-in fill for a plan that has the MOST elevation of grade of any Toomerfs plan (dating back to 2019 design review) – previously 12, 14, 15, 16, 17 feet, now 18.5 feet change of grade *plus* asphalt sub-grade & topping), bringing it up to height the Town Hall Atrium.



JM c To PB Oversights & Omissions March 23 2022