

To: Nazaka, Jodie <jnazaka@manchesternh.gov>  
Cc: Belanger, Jeffrey <jbelanger@manchesternh.gov>; 'Cole, Jason' <jason.cole@cmc-nh.org>; 'Robert Duval' <rduval@tfmoran.com>  
Sent: Fri, Mar 5, 2021 10:38 am  
Subject: CMC

Jodi and Jeff,

The planning board process last night was an embarrassment. Forget about my role as counsel or Chair of the Board, as a long time resident and taxpayer, the process was disgraceful. CMC has been above board and done everything properly in this process. It is not easy, and or inexpensive, and to be chastised on public television, complete with expletives, it was shocking. I am more disappointed that there was little effort to keep the lay members focused on the application, and they were allowed to drift off to add a potentially "killer" condition in the deliberative session that was not noticed and not related to the relief requested. What ever happened to due process? The turning movements and access were thoroughly vetted by traffic experts and the highway department in the course of the original meetings. The Planning Board members, to my knowledge, none of whom have traffic engineering credentials, crafted a condition with hundreds of thousands of dollars in impact, without any evidence or opportunity for the property owner to be heard.

Hard to fathom with shootings on a regular basis and homeless taking over the City, we have planning board members that are worried about the delay of granite curbing in a construction site with project costs approaching 200M when not one person impacted, including the public, raised any concern. The decision leaves us with a Hobson's choice. Appeal and cost the City and CMC time and money and delay the OP to Rite Aid or forgo the amendment and do the island and granite curb and waste 75K or more that could be better spent on care and then have to do it again after construction. I ask you to watch the deliberations again and see how you would feel if you were the applicant getting trashed with no opportunity to respond. I don't think I have ever asked for reconsideration of a planning board decision before but this may be the first. It is clear to me that select members of the Board have an "us" against "them" mentality and have no understanding what their role is in the economic development process. What type of training do members receive? Do members understand they have a legal duty to assist and co-operate with property owners? If they know nothing else, they should know every applicant, not only a hospital that provides vital services to the community and free care to those most in need, deserve respect.

Alderman Long attempted to be the voice of reason but his efforts fell on deaf ears. I am not copying Alderman Long on this email due to his membership on

the board and my concern that the communication could be considered an ex-parte contact.

I understand the Staff is going to draft the condition. Please send it to me ASAP. Thank you for allowing me to vent. I am glad I waited until this morning and did not get to the computer after the horror show last night.