

M-1529-002
January 2, 2020

Mr. Paul Rasmussen, Chair
Durham Planning Board
8 Newmarket Road
Durham, NH 03824-2898

**Re: Mill Plaza Redevelopment
Site Plan Review Application and Conditional Use Permit Applications
Durham, New Hampshire**

Dear Chairman Rasmussen:

On behalf of Colonial Durham Associates, LP, a New Hampshire limited partnership, we are pleased to submit the following revised and re-packaged information in support of a Site Plan Review Application and Conditional Use Permit Applications:

- Site Plan Review Application, revised January 2nd, 2020 (15 copies)
- Conditional Use Permit Application for Mixed Use with Residential, revised January 2nd, 2020 (15 copies)
- Conditional Use Permit Criteria Letter (Mixed Use), from Gallagher, Callahan & Gartrell, revised January 2nd, 2020 (15 Copies)
- Conditional Use Permit Application for Drive Through Facility Accessory to a Financial Institution, dated January 2nd, 2020 (15 copies)
- Conditional Use Permit Criteria Letter (Drive Through Facility Accessory to a Financial Institution), from Gallagher, Callahan & Gartrell, dated January 2nd, 2020 (15 Copies)
- Conditional Use Permit Criteria Letter (Shoreland/Wetland), from Gallagher, Callahan & Gartrell, revised January 2nd, 2020 (15 Copies)
- Abutters List, revised January 2nd, 2020 (3 copies)
- Site Plans, revised January 2nd, 2020 (3 full-size copies, 15-11"x17" copies)
- Color Site Plan Rendering, revised January 2nd, 2020, (3 full-size copies, 15-11"x17" copies)
- Color Site Context Rendering, dated January 2nd, 2020, (3 full-size copies, 15-11"x17" copies)
- Perspective Renderings, dated January 2nd, 2020, (3 full-size copies, 15-11"x17" copies)



- Building Floor Plans, dated January 2nd, 2020, (3 full-size copies, 15-11"x17" copies)
- Stormwater Management Report, revised January 2nd, 2020 (3 Copies)
- Energy Consideration checklist, revised January 2nd, 2020 (15 copies)

For ease of review, we are also resubmitting the following information so as to supply Planning Board members with a "full package" of submittals:

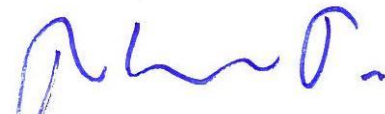
- Site Plan Review Application Checklist, dated May 23, 2018 (unchanged) (15 copies)
- Conditional Use Permit Application for work within the Wetland Overlay District, dated May 23, 2018 (unchanged) (15 copies)
- Conditional Use Permit Application for work within the Shoreland Overlay District, dated May 23, 2018 (unchanged) (15 copies)
- Conditional Use Permit Application Checklist, dated May 23, 2018 (unchanged) (15 copies)
- Existing Deed and Easements (remains current) (15 copies)

After multiple Planning Board and stakeholder meetings occurring after the original submission in May of 2018, the application has been revised and updated to address comments received to date. The primary change was the elimination of a portion of "Building C" and the relocation of "Building B" further towards the northern portion of the site. These revisions principally resulted in a loss of both residential bed capacity from a previous total of 330 beds. The project as currently proposed includes 108 residential apartments totaling 258 beds, and 80,250 sf of commercial space including retail, office, restaurant and a bank with drive-through. The parking on-site has increased from the exiting 345 spaces to 424 spaces including surface and covered parking. Additional off-site surface parking on adjacent land to the east of the site, owned by Toomerfs, LLC, may also be available pursuant to a separately pending Site Plan Application. This adjoining parking opportunity may yield 150 or more parking spaces that could be leased/used by Mill Plaza for its apartment residents. Improvements to the on-site stormwater system, utilities, lighting, landscaping and pedestrian connections will also be made as part of the project.

We look forward to working with the Town of Durham on this exciting redevelopment project. If you have any questions or need additional information, please contact me at 603-433-8818 or jmpersechino@tighebond.com.

Sincerely,

TIGHE & BOND



Joseph Persechino, PE
Senior Project Manager

CC: Rick Taintor, Project Planner
Edgar Ramos, Colonial Durham Associates, LP



Sean McCauley, McCauley Realty Advisors
Ari Pollack, Gallagher, Callahan & Gartrell
Emily Innes, Harriman (via email)

