



PLANNING DEPARTMENT

Town of Durham

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Planning Consultant's Review

Planning Board Meeting – Wednesday, June 27, 2018

- XI. **Public Hearing - Mill Plaza Redevelopment**, 7 Mill Road. 1) Site plan review and 2) Conditional Use for mixed use and activity within the wetland and shoreland overlay districts. Colonial Durham Associates, LP, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Steve Cecil and Emily Innes, Harriman, site planner. Ari Pollack, attorney. Rick Taintor, Town's Contract Planner. Central Business District. Map 5, Lot 1-1.
- I recommend that the Board open the public hearing and vote to continue it to July 11, 2018.

Please note the following:

- 1) The Technical Review Group considered the site plans at its meeting on June 19, 2018. Members discussed a number of issues and concerns with the applicant's representatives, including:
 - Stormwater management
 - Coordination of existing and proposed utilities crossing the site
 - Grading along College Brook, and potential need for handrails/guardrails
 - Snow storage in rain garden at southerly corner of the site
 - Fire Department access through the site
 - Adequacy of proposed generators
 - Adequacy of proposed trash containment
 - Acceptability to Eversource of transformer locations and landscaping
 - Pedestrian safety at reconfigured driveway
 - Lack of information on long-term and short-term bicycle parking
 - Coordination between site plans and planting plansThese issues and concerns are detailed in the meeting notes for the June 19 meeting.
- 2) The applicant's traffic impact and fiscal impact analyses are still in progress and will be submitted to the Town at a later date.
- 3) As discussed at the Board's June 13th meeting, I have recommended that the applicant present the proposal to the Board and the public in manageable segments. I have suggested that the initial presentation at the June 27th public hearing cover the overall site plan, the proposed building designs, and the landscaping approach. These are the

elements of the site plan that residents will experience most immediately, in terms of visual/aesthetic considerations as well as vehicular and pedestrian circulation and safety.

At the next session of the public hearing the presentation could address technical site issues such as utilities, lighting, and stormwater/drainage management. A later meeting will focus on the traffic and fiscal impact analyses. Following the initial phase of review, the Board may wish to continue the public hearing to a future date certain, skipping one or two regular meetings in order to give the applicant time to prepare a complete revision of the plan set.

- 4) A comprehensive review of the proposed site plan will be provided in advance of the July 11th meeting.

Respectfully submitted,

Rick Taintor, AICP
Community Planning Consultant
June 21, 2018