



PLANNING DEPARTMENT

Town of Durham

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Planning Consultant's Review

Planning Board Meeting – Wednesday, July 11, 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 hold the public hearing and vote to continue it to August 8, 2018.

Please note the following:

- 1) The applicant's team will continue their presentation of the proposed project. It is anticipated that the presentation will include more detail on the proposed landscaping plan and will also address technical site issues such as utilities, lighting, and stormwater/drainage management.
- 2) While the applicant's *presentation* on July 11 will focus on specific aspects of the proposed redevelopment project, the *public hearing* concerns the project in its entirety. Planning Board members and members of the public will be able to address any aspect of the project as advertised, including all application materials submitted and posted on the Town website.
- 3) As discussed at the June 27 Planning Board meeting, the applicant has proposed the following schedule of monthly meetings going forward:

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| August 8 | Traffic impact analysis and Durham traffic model run |
| September 12 | Fiscal impact analysis; Conditional use permit criteria |
| October 10 | First major revision of proposed site plan: Complete presentation of proposed project Responses to outstanding questions |
| November 14 | To be determined |
| December 12 | To be determined |

- 4) The applicant's traffic impact and fiscal impact analyses are still in progress. In order to meet the timeline proposed above, the traffic impact analysis will have to be submitted no later than Monday, July 30, and the fiscal impact analysis will have to be submitted no later than Friday, August 31 (Monday, September 3 is Labor Day).

It has been suggested that the Board may wish to engage independent consultants to conduct peer reviews of the applicant's traffic impact analysis and/or fiscal impact analysis. It would be appropriate to consider this at the July 11 meeting so as not to delay review of the project unnecessarily.

- 5) Attached to this memo is a list of questions, comments and issues raised by Town staff and Board members to date. I plan to organize this list by topic area, and I will add to and update the list throughout the review process. Please let me know of additional questions or comments that may have been raised by Board members during the hearing process and should therefore be added to the list.

Respectfully submitted,

Rick Taintor, AICP
Community Planning Consultant
July 6, 2018

Mill Plaza Redevelopment
Staff and Planning Board Questions, Comments and Issues
As of July 6, 2018

| Question/Comment/Issue | Source | Status |
|--|-----------|--------|
| Can the rain garden be moved away from the driveway, to avoid issues like trash, pedestrian crossing, etc.? | TRG, 6/19 | Open |
| Is there room for signage between the driveway and the rain garden? | TRG, 6/19 | Open |
| Provide pre-fire-flow calculations. | TRG, 6/19 | Open |
| Will a guardrail or railing be needed on the back of the sidewalk next to the site entrance? Look at the grades. Similarly, is a railing needed on the back of the shared-use path? Look at the need for handrails along the sidewalk and shared-use path for any drop of more than 30 inches. | TRG, 6/19 | Open |
| Check the existing sewer service to the Hannaford's building and reconstruct as part of this project if it is not in good condition. | TRG, 6/19 | Open |
| The plan shows only one generator, which is for the garage. Check whether generators will be required to provide emergency backup power for elevators in all buildings. | TRG, 6/19 | Open |
| Review trash containment/management. Only one trash/compactor area is proposed for the development. It is not good practice to have restaurants wheel trash through the parking lot (dripping grease, etc.). | TRG, 6/19 | Open |
| There are several existing dumpsters behind Hannaford's/Rite-Aid, which are not shown on the site plan. If these are proposed to remain, show them on the site plan. | TRG, 6/19 | Open |
| There are significant discrepancies between the site plans and the landscaping/planting plans. In several areas, plantings shown on the planting plans cannot fit if the site is developed according to the site plans. A key example is the area between the shared-use path and the parking area south of building C2: in one place, the landscape plan shows trees planted where the site plan shows a separation of only 2 feet. | TRG, 6/19 | Open |
| Confirm that Eversource will permit the locations of | TRG, 6/19 | Open |

| Question/Comment/Issue | Source | Status |
|--|-----------|--------|
| the transformers shown on the plans, as well as the plantings around the transformers. | | |
| Review snow storage area at rain garden in south corner of the site. The plan requires lifting snow over a 4-foot fence and dropping it 16 feet to the rain garden. Will this work? How will the snow pile be maintained? How will the snow storage (and melting) impact the functioning of the rain garden? Will melting snow overflow into the brook? | TRG, 6/19 | Open |
| The Fire Department is concerned to ensure adequate access for its equipment, particularly at the corner of building C2 (10-foot radius and proposed streetlight), as well as around building B. Deputy Chief Trull will provide the turning radius for the tower truck so that the applicant can analyze accessibility. | TRG, 6/19 | Open |
| The plan proposes to eliminate the small island in the driveway, which will result in a very long crossing distance for pedestrians. Look carefully at this and propose a solution that will maximize pedestrian safety. Recognizing that truck turning is an issue, one possibility might be to pull the island back about a car length and provide a true pedestrian refuge island, serving those walking along Mill Road as well as those walking between the Mill Road and the new sidewalk along the brook. | TRG, 6/19 | Open |
| The current site plan shows only a few bike racks. The plan should include a comprehensive bike parking strategy, including both short-term spaces for site visitors and long-term spaces for residents and employees. | TRG, 6/19 | Open |
| Calculate the amount of existing and proposed landscaped buffer between the driveway/parking area and the brook (i.e., not including traffic islands and other landscaping north of the driveway) | PB, 6/27 | Open |
| How much green area is being removed by cutting into the hill? | PB, 6/27 | Open |
| How much material (cu. yd.) is being taken out of the hill? | PB, 6/27 | Open |
| Will there be a berm along the Mill Road frontage, and if not is there a reason not to have it? | PB, 6/27 | Open |
| How much stormwater will be captured and filtered? | PB, 6/27 | Open |
| What is the amount of snow that can be handled on | PB, 6/27 | Open |

| Question/Comment/Issue | Source | Status |
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| site? What scale of snowstorm will require loading off the site? | | |
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