

**Town of Durham
Technical Review Group
January 14, 2020 – 10:00 AM
Town Council Chambers**

Agenda

Colonial Durham Associates, L.P.
Durham Mill Plaza Redevelopment – Site Plan

TRG Members in Attendance

Rick Taintor, Contract Planner, chair
Mike Lynch, Public Works Director
John Powers, Deputy Fire Chief
Christine Soutter, Economic Development Director

Applicant's Representatives

Joe Persechino (Tighe & Bond)
Sharon Ames (Harriman)
Ari Pollock
Sean McCauley

Discussion of this item began at 10:12 AM.

Introductions

Joe Persechino, project engineer, introduced himself and the other project representatives.

Presentation

Joe Persechino provided an update on site planning and a summary of significant changes since the original (2018) application. The plan has been modified in response to comments from Planning Board members and Hanaford. Building “B” is shifted north, i.e., further away from the Faculty Road neighborhood and from the brook. The total number of beds has been reduced. The bank has been moved into Building “C” and the ATM is now within the entrance to the covered parking, which should address concerns about car headlights at night. The pedestrian path now goes through Building “B”.

TRG Comments/Questions

TRG members discussed the following points:

- Concern about point loading of Fire Department equipment outriggers over the underground detention unit. Fire Department will provide point loading information to the applicant.
- The fire hydrant detail shows a flexible marker for deep snow. There is a concern about potential injury if the marker is snapped toward a person. Fire Department personnel are

trained on the location of all hydrants, so it may not be necessary to include this type of marker.

- The snow plowing/storage/removal plan is important. The two small snow storage areas will handle most typical snow events. Larger events will require a removal plan.
- The design of the enclosed pedestrian path through Building “B” is important, as is its availability on a 24/7 basis.
- The revised plan is less advantageous to the Town than the previous plan in terms of placemaking and pedestrian circulation. The key concern is the elimination of an internal street with landscaping due to the shifting of Building “B”, which moves a primary walking route from tree-lined sidewalks to a wide building corridor. This change also results in reduced visibility for several storefronts, so the new commercial spaces will likely be more oriented to serve the residential uses on site rather than the general public. TRG members and the applicant’s representatives discussed various approaches to improve the plan but no solution was identified that would meet the needs of the applicant.
- It was acknowledged that the site plan is constrained by several factors, including Hannaford’s desire to maximize the total amount of parking spaces (both on-site parking to serve commercial uses and off-site parking to serve the residences), the applicant’s desire to maximize the number of residential beds, and the Town’s requirement that the development contain at least 80,000 sf of commercial space.
- The traffic study is almost complete. The applicant intends to submit it by next Wednesday, January 29, for consideration at the February 12 Planning Board meeting.

Discussion of this item concluded and the meeting was adjourned at 10:52 AM

Notes prepared by Rick Taintor, Contract Planner