

**Town of Durham
Technical Review Group
October 12, 2021
Town Council Chambers**

Agenda

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

TRG Members in Attendance

Rick Taintor, Contract Planner, chair
Richard Reine, Public Works Director
April Talon, Town Engineer
Audrey Cline, Code Enforcement Officer
Brendan O’Sullivan, Fire Marshal

Applicant’s Representatives

Joe Persechino (Tighe & Bond)
Sean McCauley

The meeting was called to order at 11:05 AM.

The TRG met with the applicant to review the 10/8/21 revised plan set. It was noted that most of the attendees had reviewed 9/29/21 draft at a meeting at DPW on October 4, and that the current plan set incorporated some minor revisions as a result of comments made at that meeting.

Joseph Persechino, project site engineer, reviewed the revised plans.

- The key change is the removal of all parking spaces from the Wetland Conservation Overlay District’s 75-foot upland buffer. Portions of the perimeter site driveway are still within the buffer.
- The revised plans also return the compactor enclosure to the northwest corner of Building C and redesigned it so as to require less space.
- The total number of parking spaces shown on the plan is 372, compared to 345 spaces in the existing condition.
- The underground detention system has been reconfigured and relocated from the parking area south of Building C to the parking area south of Building B (adjacent to the perimeter driveway).
- Catch basins have been adjusted to be offset from the sewer line, and the number of drain crossings over the sewer has been reduced from 3 to 1.
- The gravel wetland has been increased in size slightly, and the underground detention basin is slightly smaller.

The following issues were discussed:

- Underground detention basin:
 - No infiltration is proposed because of soil conditions and high groundwater table.
 - Stormwater will get pretreatment in two CDS units before entering the underground detention.

- After leaving the detention basin, the water will go through a jellyfish unit containing vertical filters to remove finer particles, oils and greases that are not removed by the catch basins and CDS units.
- The long term operation and maintenance plan includes requirements for cleaning the jellyfish filters.
- Buffer restoration plan:
 - As a result of pulling the parking spaces out of the upland buffer, the amount of impervious area in the buffer decreases by 25,168 sq. ft. (approximately 50%) from the previous plan.
 - Area shaded in green on the buffer restoration plan includes restoration plantings. The unshaded area, between the top of slope and the edge of pavement, is flatter and will have trees and shrubs.
 - The tree trunks are about 8 feet from the sewer. DPW wants more discussion about this – need for construction accessibility. There is room to slide the plantings further back from the sewer (i.e., closer to the top of slope).
- Peer review of the revised stormwater management plan will be required.
- Dumpsters are 30 to 40 feet from the closest building doorway, which is adequate.
- The detention basin should be able to support the heaviest fire department vehicle. This will be reviewed.
- Generator and transformers are adequate for Buildings B and C.
- Mill Road crosswalk with RRFBs:
 - Include exhibit showing sight distance in the final plan set.
 - DPW requests that a condition be included requiring CDA to be responsible for maintenance of the RRFBs.
- Crosswalk on Main Street at Madbury Road: CDA is willing to adjust but the final location would be determined with the Town staff in the field. This will be included as a condition of approval.

The meeting adjourned at 11:40 AM.

Notes prepared by Rick Taintor, Contract Planner