

Re: Mill Plaza Redevelopment Project

August 26, 2020

Dear Members of the Durham Planning Board,

In light of the Hannaford letter dated August 10, 2020, I do not see how the Planning Board can continue “business as usual” regarding the Mill Plaza Redevelopment Project. Mary Gamage has clearly stated, **“Hannaford’s position continues to be that the Mill Plaza Project will not have adequate parking to support the proposed redevelopment unless at least 157 parking spaces from the Adjacent Parking Lot Project are dedicated to the Mill Plaza Project.”** Given that in order to approve any redevelopment plan, Hannaford requires, **“Evidence that the Adjacent Parking Lot Project will be constructed and available for use in conjunction with the Mill Plaza Project and will be controlled and made a part of the Mill Plaza Project through the full available term of the Hannaford lease which is 12/31/2059 and will include at least 157 parking spaces dedicated to the proposed Mill Plaza Project residential building”** and that no such project has been brought forward to the Planning Board, nor is likely to gain approval given potential violations to our Conditional Use Criteria (as previously warned by PB members during the initial design review), I suggest that it is a waste of Planning Board, town staff, and the public’s time, energy, and financial resources to continue hearing this project until such time that Hannaford and CDA have worked out an agreement. I would also like to suggest that past denials that the proposed Church Hill Parking Lot is not linked to the Mill Plaza Project should now be viewed in a different light.

I recall being at a similar juncture previously when it became clear that CDA and Hannaford could not reach an agreement and Lorne Parnell wisely suggested the PB suspend further review of the project until an agreement has been reached. For the last 7 months we have indulged CDA in their desire to move forward with the project despite no written confirmation that an agreement has been reached. We have spent thousands of dollars of taxpayer dollars paying a contract planner and wasted endless hours of the public’s and PB’s time. It is now time to put this project on hold.

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