

January 16, 2020

Planning Board
8 Newmarket Road
Durham, NH 03824

RE: Continued Public Hearing - Mill Plaza Redevelopment. 7 Mill Road. Continued review of formal application for: 1) Site plan and 2) Conditional Use for mixed use redevelopment project and activity within the wetland and shoreland overlay districts. A revised general layout has been submitted for review. Colonial Durham Associates, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Ari Pollack, attorney. (Rick Taintor is serving as the Town's Contract Planner.) Central Business District. Map 5, Lot 1-1.

Dear Members of the Board,

At the public hearing for the proposed parking lot at 19 Main Street, resident Bob Russell referred to the letter written by Hannaford's Director of Real Estate, Mary Gamage, dated 11/4/19. Perhaps when reading that letter, you missed, as I did, a startling "conditional approval" (of the Mill Plaza redevelopment proposed site plan) condition:

"...Evidence that the proposed parking directly adjacent to the residential building (the "New Parking Area") will be controlled and made part of the Durham Mill Plaza through the full available term of the Hannaford lease 12/31/2059, with ongoing full access to the proposed residential building. **All loading, parking and other activities related to the proposed residential building would be serviced by the New Parking Area.** It is our understanding that the New Parking Area would be serviced by an ingress and egress driveway off Main Street. Hannaford's approval would be contingent upon the approval of this access driveway...."

Yet, even apart from the aforementioned access driveway to Main Street:

- 1) a "New Parking Area" at 19 Main Street may not come into being; and
- 2) an access arrangement between the owners of said "New Parking Area" and Colonial Durham may not come into being; and
- 3) while two (unlabeled) pedestrian paths are shown on sheet C-102 that could connect Building C and the independently proposed parking lot at 19 Main Street ("the New Parking Area"), the proposed Mill Plaza site plan does not show any vehicular connection between the two properties.

I have been told that the apartments in the new residential buildings will be leased fully furnished, so that one should anticipate none of the typical move-in and move-out congestion. However, it strikes me as "Pollyannaish" to propose that vehicular service access to the apartments is thus unnecessary.

In addition, the differences in topographical grades between these two parcels might well only accommodate a pedestrian connection at the level of the second floor, such as is shown on Sheet C-102, i.e., the topography would not accommodate access for vehicles necessary for servicing the residential buildings, whether for deliveries, loading and unloading for

move-in or move-out days, repairs, cleaning, or other services. (As one long-time Durham landlord reminded the Board, students do order from Amazon.)

So how does this proposed plan meet the above-referenced Hannaford “condition”?

Please address this issue at the January 22nd meeting. Thank you.

Sincerely yours,