

— **ELECTRIC VEHICLE CHARGING STATIONS | ASK FOR FUTURE NEEDS** —

December 6, 2021

Planning Board
8 Newmarket Road
Durham, NH 03824

Mill Plaza Redevelopment. 7 Mill Road. Continued review of application for site plan and conditional use for mixed use redevelopment project and activity within the wetland and shoreland overlay districts. Colonial Durham Associates, property owner....Central Business District. Map 5, Lot 1-1.

Dear Members of the Board,

The Planning Board adopted Master Plan chapters in 2015, including an Energy Chapter. It would be good to see the Board do something to help meet the chapter's recommendations.

Electric vehicle use will increase. So might Durham's emissions. We can do something.

Private developers recognize the value of providing electric-vehicle charging stations for their patrons. Apart from benefiting the community and society at large, providing EV-charging stations can attract business.

After minor installation costs—if incorporated into site construction (which is both cheaper and ensures that a location is appropriate, e.g., distance of “pump” to vehicle)—costs of electricity delivery are borne by the vehicle owner.

Potential locations include: (a) by anchor tenant Hannaford, (b) in the garage, and (c) next to the proposed restaurant.

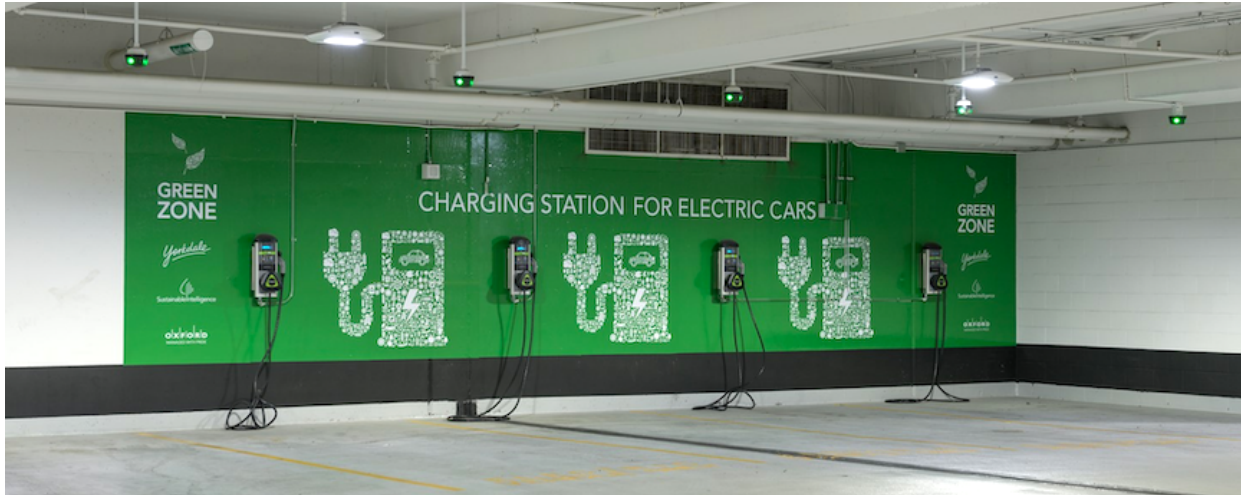
Below are images from private developments that have voluntarily provided electric vehicle charging stations.



“Electric vehicle parking only” sign at RiverWoods in Durham



EV charging station at Whole Foods Market recently opened in Portsmouth (with room for 2 cars)



[“Smarter, Better Parking Structures: Let Parksmart Lead the Way. *Real Estate Management Industry News*, December 9, 2020. <<https://www.remynet.com/articles/smarter-better-parking-structures/>>

Why not something like the above in the underground parking area? (Why allow unnecessary spaces below the Grange but not require EV-charging stations in the garage?)

Other forward-looking energy measures

Some residents have been astounded at the lack of attention paid to proposed energy efficiency measures that could be incorporated into this project.

Not least of those is that the site is wide open to the sun. To my recollection, solar panels—even to the extent of confirming roof strength or considering installing electrical conduit—have never been discussed. I am no expert, but expertise in this community—and at engineering firm Tighe & Bond—is sufficient, should the applicant—and the Planning Board—be willing to look forward.

Our zoning ordinance and our site plan regulations both point to additional measures that the Planning Board has authority to require of an applicant (emphasis added):

(Site Plan Regulations, September 17, 2014)

Article 4. Compliance

The standards contained in these regulations **shall be interpreted as minimum requirements**, and compliance with these minimum requirements shall not obligate the Planning Board to approve any particular application solely on that basis. The Planning Board **may at its discretion require higher standards** in individual cases or may waive certain requirements for good cause in accordance with the procedures outlined in these regulations. Only after the Planning Board is reasonably satisfied that a proposed application complies with all pertinent requirements of the Site Plan Regulations and other applicable requirements and objectives, will the application be approved.

[“will” in the last sentence changed to “may” in the adopted regulations]

Regards,

Robin