

November 20, 2024

Paul Rasmussen
Planning Board Chair
8 Newmarket Road
Durham, NH 03824

A&M Project #: 2840-09
Re: Mill Plaza
5 Mill Road
Durham, NH
Site Plan Review Application
Project Narrative

Dear Mr. Rasmussen,

Allen & Major Associates, Inc., on behalf of the applicant, 5-7 Mill Road LLC, is pleased to provide this narrative in support of the accompanying Site Plan Review application. The applicant proposes a five-phase approach to revitalize the existing Mill Plaza property. Phases 1 and 2 are included in this application while the remaining Phases 3, 4, and 5 are still in the conceptual planning stage. A Preliminary Application for Phases 3, 4, and 5 has been submitted along with the formal Site Plan Application, for Phases 1 and 2, to facilitate a comprehensive discussion of the entire project with the Board. This narrative focuses solely on Phases 1 and 2 which do not include changes to the front Hannaford/Rite Aid building.

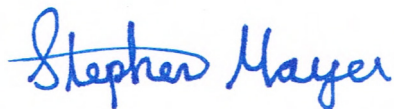
In Phase 1, the applicant proposes to make architectural improvements to the facade of the rear building. Phase 2 involves exterior site work around the rear building, including reconstruction of the sidewalk, construction of a new patio on the north side, and reorientation of some parking spaces. The project also includes replacing concrete in two of the parking lot islands with decorative stone mulch and installing several landscaped islands within the existing parking lot. This will result in a net reduction of approximately 8,000 square feet of impervious ground cover. The reduction in impervious ground cover will result in a reduction in the rate and volume of runoff from the site and existing drainage patterns will be maintained. Therefore, additional improvements to the stormwater management system, other than minor rerouting of a pipe around a proposed column, are not being proposed.

A restaurant use is proposed on the north end of the building and a bank use is proposed on the south end. There will be approximately 340 parking spaces in the proposed condition. A wide variety of plantings will be installed around the rear building, as well as new bike racks, benches, and lighting. Accessible routes to the rear building will also be improved through the installation of new curb cuts, ramps, and re-grading of the existing parking lot. The proposed work is limited to the developed portions of the site with a significant buffer maintained between the limit of work and the edge of pavement.

We thank you in advance for your consideration and look forward to discussing this project with the Board at the next meeting.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Stephen Mayer". The signature is written in a cursive style with a blue ink color.

Stephen Mayer, P.E.
Project Manager

Enclosures:

1. Site Plan Application
2. Abutters labels
3. Checks for fees