



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Project Review
Wednesday, February 12, 2025

- IX. **Public Hearing - Mill Plaza – Façade Improvements and Site Enhancements.** Site plan application for Phase 1 – façade improvement to rear building and Phase 2 – site enhancement around rear building. Conceptual application for Phase 3 – hardscape enhancements between front building and Mill Road, Phase 4 – façade improvement to front building, and Phase 5 – improvements to parking lot and installation of walking path along College Brook. Torrington Properties, c/o Pete Doucet and Matt Morgan, property owner. Steve Mayer c/o Allen & Major, engineer. Jeff Gannon c/o PCA, Inc., architect. Central Business District. Map 109, Lot 3. **Recommended action:** Hold public hearing and continue review to another meeting.
- I recommend that the board hold the public hearing and continue the review (and hearing) to another meeting.

Please note the following:

- 1) **Proposed development.** The plan is for extensive façade and site improvements. Unlike the earlier Mill Plaza application from years earlier, this project will retain the two existing buildings. No new information or documentation has been submitted since the December 11 review. The public hearing has been postponed a few times by the applicant in order for them to deliberate various aspects of the project.
- 2) **Acceptance and extension ***.** The board accepted the application as complete on December 11. Under RSA 676:4 the board has to take final action within 65 days of acceptance. Given that the board moves expeditiously in its reviews but needs whatever time is needed for the review, especially for more involved projects (along with there being several postponements for the public hearing) the applicant will need to give the board an extension of the 65-day timeframe. This is pretty straightforward. This can be done by email or verbally at the meeting. I would suggest several months just to allow whatever time is needed so we need not continue to request an extension. See 3, below.
- 3) **Stormwater.** The applicant met recently with the Town Administrator, Public Works, and Planning to discuss what kind of stormwater improvements are needed. It is appropriate that improvements to the existing nonconforming site, which drains by sheet flow into College Brook, be made as part of this review but any requirements must be reasonable, related to the proposed improvements in some manner, and proportionate to the improvements (there are specific standards also in the Site Plan Regulations regarding stormwater) as determined by the Planning Board. The applicant also met recently with Public Works and we expect they will provide more technical information so that appropriate improvements can be presented to the board.