

PLANNING DEPARTMENT

Town of Durham

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MEMORANDUM

TO: Durham Conservation Commission, Durham Planning Board
FROM: Rick Taintor, Consulting Planner
DATE: November 18, 2020
RE: Mill Plaza Redevelopment – Update on Proposed Impervious Surface Areas

I have been asked several questions about the existing and proposed amount of impervious surface in the proposed Mill Plaza site plan and I had a question of my own about a number on the May 2020 Site Plan. I conveyed these questions to Joe Persechino of Tighe & Bond and he replied on November 11 with updated information.

Attached to this memo are two plans that Joe Persechino provided in his response:

- An updated Site Plan (Sheet C-102) correcting the data for projected impervious cover (see clouded area in upper left). The updated plan indicates that the total proposed impervious cover on the parcel is slightly less than shown on the January plan due to the addition of landscaped islands in the parking area in front of Hannaford.
- An updated “Pre- vs. Post-Development Surface Comparison” plan stating the existing (pre-development) and proposed (post-development) impervious surface areas on the site. These impervious surface areas are shown separately for the “Redevelopment Area” (i.e., the existing developed area of the parcel, outlined in red on the plan) and the “New Development Area” (the currently undeveloped, vegetated area along the northeast and east perimeter of the parcel, shown by a black hatching). This plan is an update of the “Surface Area Treatment Plan” contained in the applicant’s 5/20/2020 response to the initial stormwater peer review (see the file on the project web page entitled “Supporting Documentation 5-20-20”).

The existing and proposed impervious surface areas are summarized in the following table:

	Acres	Square Feet	Redevelopment Area	New Development Area
Existing Impervious	6.33	275,734	275,734	0
Proposed Impervious	6.66	290,095	242,485	47,610
Change	0.33	+ 14,361	- 33,249	+ 47,610

SITE DATA:		
(BASED ON TOWN OF DURHAM ZONING ORDINANCE, DATE VARIES/VESTED)		
ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CB)		
PERMITTED USES: PARKING, RESTAURANT, RETAIL, OFFICES, MIXED USE/RESIDENTIAL, BANK WITH DRIVE-THROUGH		
DIMENSIONAL REQUIREMENTS:		
MINIMUM LOT SIZE:	REQUIRED 5,000 SF	PROPOSED 449,341 SF
MINIMUM LOT AREA PER UNIT:	1,200 SF	1,742 SF (258 UNITS)
MAXIMUM OCCUPANTS:	N/A	258
MINIMUM STREET FRONTAGE:	50 FT	475 FT
MINIMUM FRONT YARD SETBACK:	N/A	
SIDE SETBACK:	N/A	
REAR SETBACK:	N/A	
MAXIMUM IMPERVIOUS SURFACE RATIO:	100%	<100%
MAXIMUM BUILDING HEIGHT:	30 FT (50 FT W/ PB APPROVAL)	<41 FT
MAXIMUM BUILDING HEIGHT (MIXED USE):	4 STORIES	4 STORIES
MINIMUM BUFFER STRIP TO PROPERTY LINE:	5 FT	10 FT
MINIMUM BUFFER STRIP TO ROW:	0 FT	>10 FT

AREA CALCULATIONS:		
IMPERVIOUS (SF)	EXISTING 275,734	PROPOSED 290,095
EFFECTIVE IMPERVIOUS COVER (SF)	275,734	8,163

PARKING REQUIREMENTS:		
STANDARD STALL DIMENSIONS:	REQUIRED 9 FT X 18 FT	PROPOSED 9 FT X 18 FT
COMPACT STALL DIMENSIONS:	8 FT X 16 FT	8 FT X 16-18 FT
MINIMUM AISLE WIDTH:	22 FT	24 FT
MINIMUM DRIVEWAY WIDTH:	22 FT	24 FT
NUMBER OF ACCESSIBLE SPACES:	12 SPACES	15 SPACES
2% OF TOTAL FOR 501 TO 1000 SPACES		

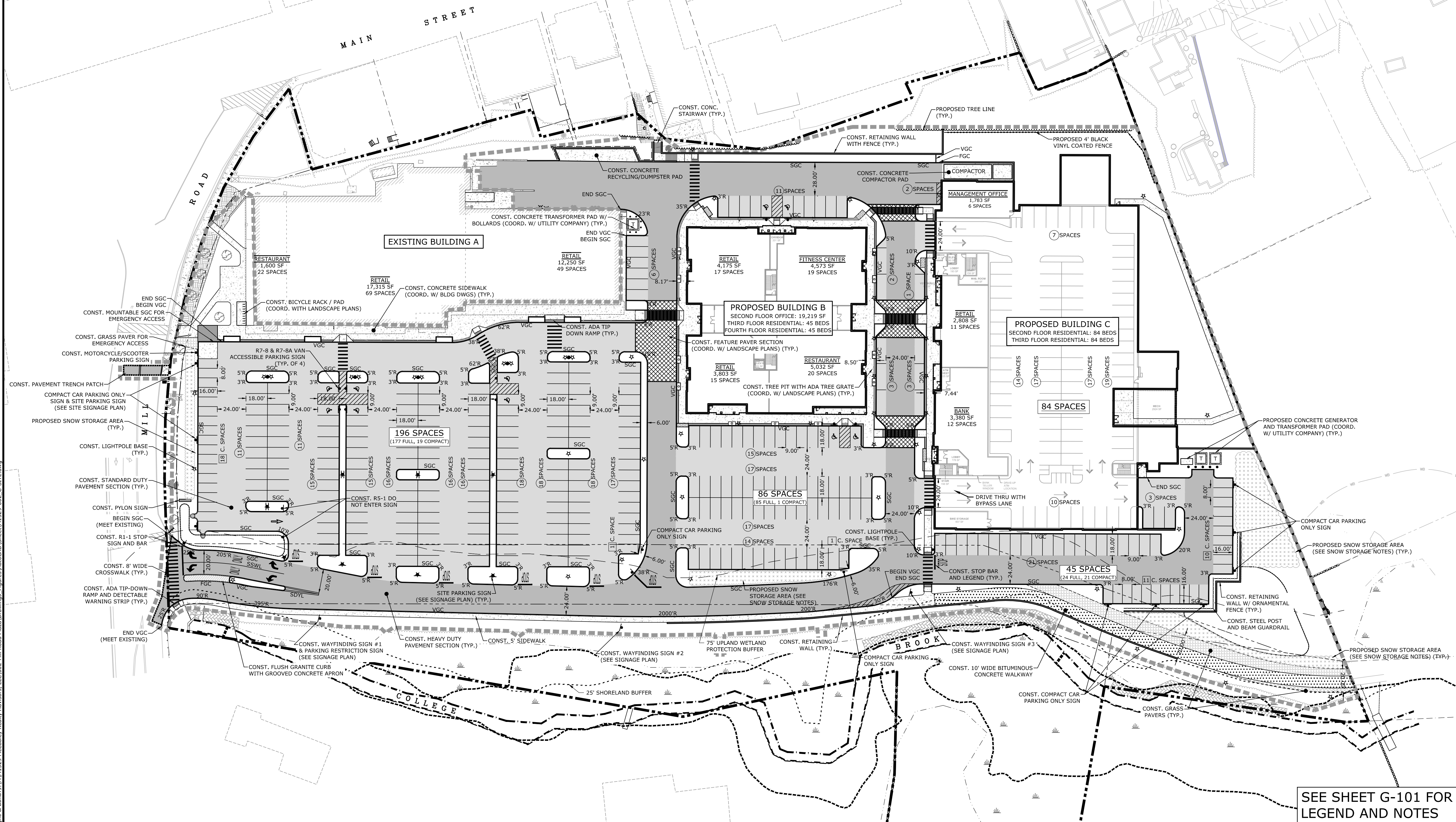
NON-RESIDENTIAL PARKING REQUIREMENTS		
BANK: 1 PER 250 SF (3,505 SF)	REQUIRED 14 SPACES	PROPOSED 16 + 6 SPACES
RESTAURANT <4,000 SF: 1 PER 100 SF + 1 PER EMPLOYEE (1,600 SF)	64 SPACES	
RESTAURANT >4,000 SF: 40 + 1 PER 200 SF OVER 4,000 SF (5,032 SF)	64 SPACES	
PROFESSIONAL OFFICE: 1 PER 350 SF (22,226 SF)	64 SPACES	
RETAIL/COMMERCIAL: 1 PER 250 SF (47,887 SF)	192 SPACES	
NON-RESIDENTIAL TOTAL: (80,250 SF)	338 SPACES	411 SPACES
RESIDENTIAL PARKING REQUIREMENTS		
DWELLING UNITS: 1 PER RESIDENT (258 BEDS)	REQUIRED 258 SPACES	PROPOSED 0 SPACES
RESIDENTIAL TOTAL: (258 BEDS)	258 SPACES	0 SPACES
TOTAL PARKING REQUIREMENTS	REQUIRED 596 SPACES	PROPOSED 411 SPACES (1)

PARKING NOTES:

- (1) EXISTING SITE CONTAINS 345 PARKING SPACES. THE PROPOSED 411 SPACES CONSIST OF 327 SURFACE PARKING (41 COMPACT, 286 STANDARD) PLUS 84 GARAGE SPACES.
- (2) PER AGREEMENT WITH TOWN OF DURHAM, DATED DECEMBER 14, 2015, PARKING ON SITE SHALL BE INCREASED BEYOND THE 345 SPACES THAT CURRENTLY EXIST.
- (3) SECTION 175-112.A., OF THE DURHAM ZONING ORDINANCE ALLOWS AN EXEMPTION FROM THE PARKING REQUIREMENTS IN THE CENTRAL BUSINESS DISTRICT. THIS PLAN REQUIRES AN EXEMPTION OF 185 PARKING SPACES.

SNOW STORAGE NOTES:

- (1) SNOW SHALL NOT BE STORED ALONG COLLEGE BROOK OR IN THE PROPOSED STORMWATER TREATMENT AREAS, INCLUDING THE GRAVEL WETLAND AND RAIN GARDEN.
- (2) SNOW THAT CANNOT BE STORED ON SITE SHALL BE REMOVED FROM THE SITE.
- (3) SNOW STORAGE AND REMOVAL OPERATIONS SHALL AVOID DAMAGING LANDSCAPING TO THE EXTENT FEASIBLE. LANDSCAPING THAT HAS BEEN DAMAGED SHALL BE REPLACED.

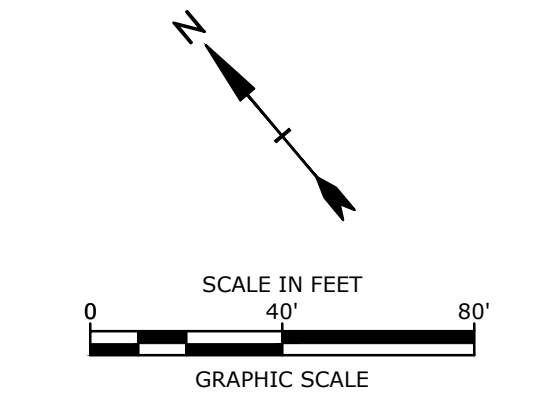


Tighe&Bond
Engineers | Environmental Specialists



Harriman Project No.	16117
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**PERMIT DRAWINGS
NOT FOR CONSTRUCTION**



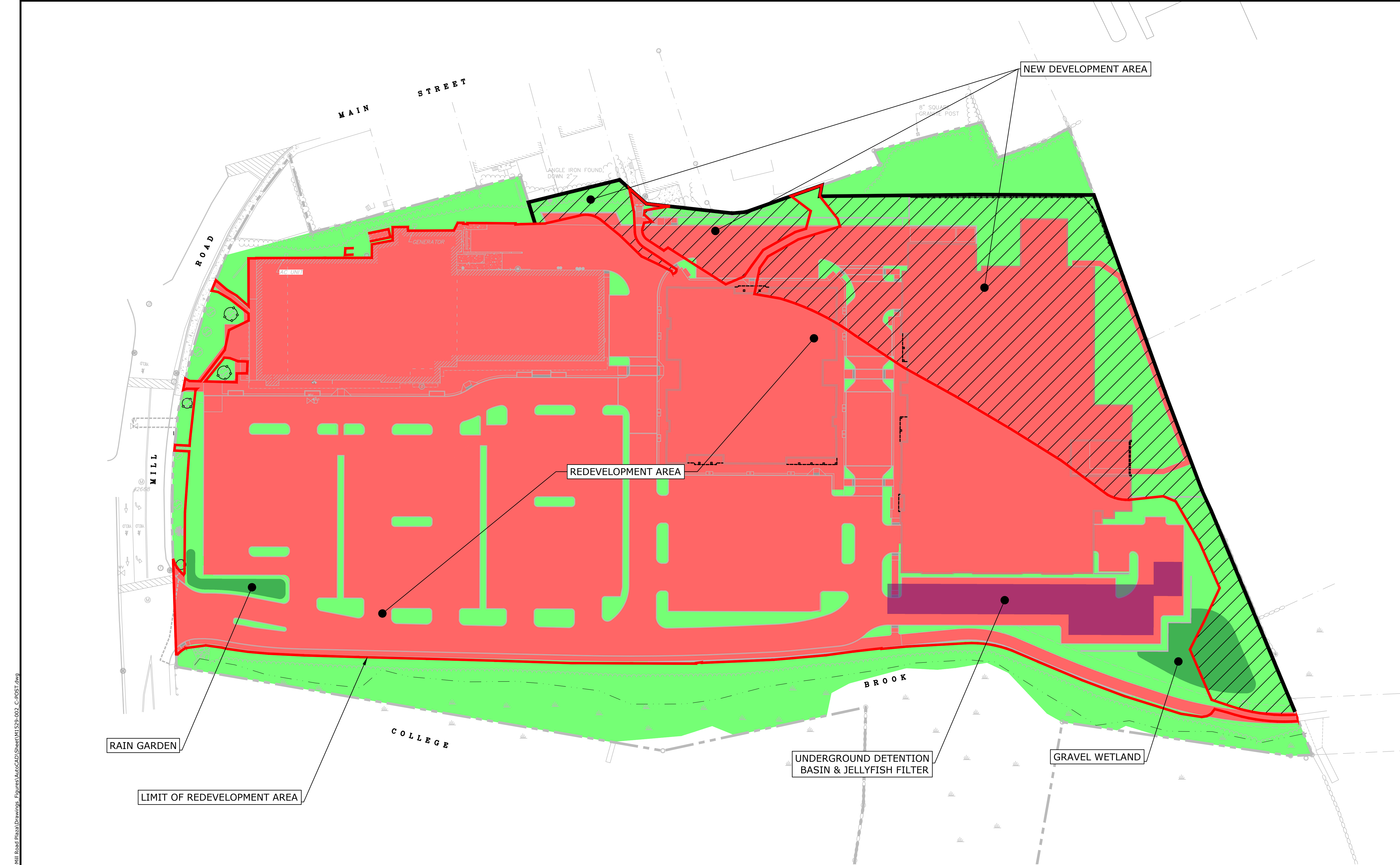
**Mill Plaza
Redevelopment**

**Colonial Durham
Associates, LP**

**7 Mill Road, Unit L
Durham,
New Hampshire 03824**

MARK	DATE	DESCRIPTION
4	11/4/2020	GENERAL REVISIONS
3	8/4/2020	GENERAL REVISIONS
2	5/20/2020	RESPONSE TO COMMENTS
1	1/2/2020	GENERAL REVISIONS
PROJECT NO: M1529-002		
DATE: 5/23/2018		
FILE: M1529-002_C-SITE.dwg		
DRAWN BY: EGD		
CHECKED: JMP		
APPROVED: BLM		

SITE PLAN	
SCALE:	AS SHOWN
C-102	



LEGEND

- REDEVELOPED IMPERVIOUS SURFACE
- NEW DEVELOPMENT AREA
- GREEN SPACE
- LIMIT OF REDEVELOPMENT AREA

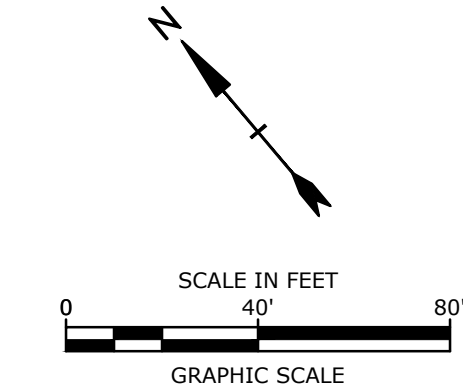
REDEVELOPMENT AREA		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
% IMPERVIOUS TREATED	0.0%	98.0%
IMPERVIOUS SURFACE (SF)	275,734	242,485

NEW DEVELOPMENT AREA		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
% IMPERVIOUS TREATED	0.0%	100.0%
IMPERVIOUS SURFACE (SF)	0.0	47,610



Harriman Project No. 16117

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PRE- VS. POST-DEVELOPMENT
SURFACE COMPARISON

SCALE: AS SHOWN