

Technical Review Group (TRG)
Tuesday, October 18, 2016
Town Council Chambers
NOTES OF MEETING
****MILL PLAZA****

TRG members present:

Michael Behrendt, Town Planner
Andrea Bodo, Historic District Commission
Mary Ellen Humphrey, Economic Development Director
Mike Lynch, Public Works Director
John Powers, Deputy Fire Chief
Todd Selig, Town Administrator

Applicants present:

Steve Cecil
Emily Innes
Ari Pollack

Others present:

Andrew Corrow, Planning Board chair
Barbara Dill, Planning Board member
Paul Rasmussen, Planning Board member
Robin Mower

MILL PLAZA

Emily Innes and Steve Cecil reviewed the updated plans. She said that Hannaford and Rite Aid are not willing to relocate. They would like to have a public use like an ice cream parlor in the out building.

There are a series of streets and pedestrian ways. There will be streetscape connections.

They will cut into the hillside. Rear views will be onto the slope. All buildings will be under 50 feet in height. They will break up the building designs so they are not like a single block.

They have a sustainability program. There will be a little less parking with some overflow at the rear.

It is possible that one floor from the small middle building could be transferred to the large building behind it. They will look at that. The buildings will have pitched roofs.

There will be 80,000 square feet of commercial, 330 beds, about 157 dwelling units, 328 surface parking spaces plus 42 garage spaces. There will be no parking for residents.

Employees will park in the garage. There are about 57,000 square feet of commercial on site

now.

Mary Ellen said Durham is now pretty much 100% occupancy, so they should be able to accommodate a fair amount of retail and office, including some office on the second floor. It was agreed that she and Sean McCauley should coordinate on this. She said we want to help the existing businesses to survive. The applicant said there will need to be some relocations that require 2 moves due to construction constraints. Construction will occur in phases.

Mike Lynch said the path will need to be carefully maintained to look good. There is a history of Mill Plaza dumping snow there. The applicant said there would be underground drainage. Trash would be placed at the rear. There may be interior trash storage in the middle building with roll out dumpsters. The applicant should coordinate with Mike on recycling. He said the entrance driveway is a raceway. Some traffic calming or deflection could be incorporated.

They will need to blast for the rear hill area.

Andrea Bodo requested that the above ground utilities behind Hannaford be screened from Bicentennial Park or buried.

Steve Cecil said he has a background in urban agriculture. We discussed having rooftop gardens. We discussed the terrace for residents. Steve said this area could probably be closed off if there were problems.

John Powers said there needs to be a second means of access for the site. This could probably occur through the park next to Hannaford with rollover curbing or another method. The fire trucks need to maneuver through the site without obstructions. Underground drainage must support the trucks and ladder setups. He suggested some drop off areas for parking for residents. Habitable spaces will probably need to be sprinkled.

We will discuss solar. The applicant said it will depend on viability. Panels would be visible. Steve Cecil said there is no room for additional structures on site.

Robin Mower said the soil by the brook is heavy marine clay and there could be drainage issues. The applicant will speak with April Talon about drainage. She expressed concern about delivery trucks stacking up.

Management will need to prevent parties outside.

Ari Pollack said their timeframe is to hopefully get approval in the Spring and to break ground in the Summer of 2017.

Respectfully submitted,
Michael Behrendt, Durham Town Planner/TRG Chair