

Technical Review Group (TRG)
Tuesday, February 2, 2016
Town Council Chambers
NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
Andrea Bodo, Historic District Commission
Audrey Cline, Building Official
Mary Ellen Humphrey, Economic Development Director
Dave Kurz, Police Chief
Mike Lynch, Public Works Director
Steve Weglarz, Energy Committee

Applicants present:

Sean McCauley, applicant
Joe Persechino, engineer
Ari Pollack, attorney
Adam Wagner, architect
(All for Mill Plaza)

Others present:

Barbara Dill
Ann Marie Harris
Robin Mower

The only item on the agenda was discussion about the Mill Plaza project.

Adam Wagner

He presented the plan.

There will be access to the project from Bicentennial Park.

There will be 80,000+ square feet of commercial. There is 52,000 + square feet now. There will be a maximum of 330 beds. In the commercial plaza there will be all first floor commercial. There are 345 parking spaces now. There will be 360 spaces. They do not yet have architectural renderings.

Mary Ellen Humphrey

She suggested that the Hannaford store be relocated to Building B at the southerly end. Then there could be a new building there with 2 or 3 stories. Sean McCauley said that Hannaford controls their space but they will see.

Dave Kurz

We have a strict noise ordinance. There is no construction before 7:00 am. Truck traffic will need to be kept to the main roads during construction. We will need a management plan. WE encourage video monitoring as much as possible. Proper addressing will be needed. There is a desire to not have students bring cars but we understand that you need to make the project attractive.

Steve Weglarz

You will need to complete the energy checklist. It should be presented to the Energy Committee. Bike parking is important especially for the residential areas. We encourage rooftop solar.

Audrey Cline

The Hannaford building is key. Every effort should be made to relocate it so the present building can be redeveloped. There are lots of reasons that Hannaford might want to move. Several businesses might want drive throughs: Hannaford, Rite Aid, the banks.

It is worth thinking about a pedestrian overpass over Mill Road. You could coordinate on this with the prospective hotel project at UNH.

We should think about a transit stop in the parking lot. Public bathrooms are important.

Consider having parking below grade in the commercial area and a deck above that.

Snow storage will be a challenge. Excess snow will need to be removed.

Andrea Bodo

It is worth considering creating a garden on top of Hannaford, and green roofs. We are concerned about how the back of Hannaford looks, from Mill Road and Bicentennial Park. There are lots of utilities there. A buffer is needed at the rear.

Mike Lynch

We are paving Mill Road this year. The date cannot be moved back. In early Augusts the top course will be placed. We will also be doing some sewer work at the entrance to the site.

There is a water line in the middle of the site now.

You may be close to the need for a traffic signal at the entrance. Joe said they would look at the traffic warrants. Michael said this could be coordinated with the hotel, possibly.

There is a lot of trash/recycling behind Hannaford. It might be worth looking at a compaction system.

We would like to add a fountain to Bicentennial Park.

Drainage should include low impact development and bioretention systems. Joe said he would meet with Mike and April Talon. Joe said the sewer is close to the brook now.

There should be traffic islands and rain gardens in strategic places – corners and low spots. You might consider an underground drainage system with slow discharge toward the brook. This has worked well at the Irving Station which has a 30,000 gallon system. But we also want as much natural treatment as possible. Taking care of the brook is critical. There will need to be strong erosion control, 90% at the bottom, a superfortified system with several different measures. Joe said they could look at mulch and stone berms like at the Cottages. Joe said it is important to get the contractor involved with this early on.

Steve suggested using pervious pavement. Joe said they have discussed this some but have not yet done their geotech analysis. He thinks it might not work for infiltration with the soils.

Snow in the past has been left at the brook to melt into the brook. You might consider getting snow melting equipment. It is a big initial cost but pays off over time. Typically these are gas fired. They can be portable or pad mounted.

Excess snow will need to be removed from the site. You can only take it to NHDES permitted sites. You cannot take it to the Town's DPW site.

Consider LED lighting to match the Town's lighting.

Dave Kurz

Noise complaints are now down 42%. Putting the right project in the right location is great. Complaints are now coming more from students within developments than from residents.

Michael Behrendt

Michael went through a long list of items (These and others are all included in the 20-page review that he prepared dated February 10). He asked about having more space between the 2 buildings in the back. Adam said there are constraints to moving Building D up the hill with the ledge.

Robin Mower

Robin asked about fire issues. John Powers was not at the meeting as he was called to an incident. Michael said he will check with John for any comments.

Respectfully submitted,

Michael Behrendt, Durham Town Planner/TRG Chair