

**Town of Durham
Technical Review Group
November 5, 2019 – 10:00 AM
Town Council Chambers**

Agenda

Colonial Durham Associates, L.P.
Durham Mill Plaza Redevelopment – Site Plan

TRG Members in Attendance

Rick Taintor, Contract Planner, chair
Mike Lynch, Public Works Director
Dave Kurz, Police Chief
John Powers, Deputy Fire Chief
Christine Soutter, Economic Development Director
Andrea Bodo, Historic District Commission

Applicant's Representatives

Ari Pollack
Sean McCauley

Discussion of this item began at 10:08 AM.

Introductions

Ari Pollock, attorney for the applicant, introduced himself and Sean McCauley.

Presentation

Ari Pollock provided an update on site planning. The new conceptual site plan reduces the overall footprint of the proposed buildings. The square building (“B”) slides to the north. The residential density is reduced from 330 to 258 beds, and the minimum requirement of 80,000 sq. ft. for nonresidential space is maintained.

The parking lot on the adjoining property is the subject of a separate application, which will be on a parallel but separate track.

We propose getting back to a schedule of topics and meeting dates at the Planning Board: start in January and try to wrap up by June. Will return to the TRG in January or February (after a full plan set is submitted to the Planning Board.)

TRG Comments/Questions

- Police Chief Kurz: Why do you need all the parking?
 - Response from applicant: Hannaford wanted to show a dedicated parking area for all site users, proximate to the site. This offsite parking lot will serve long-term parking needs of residents and will not generate much traffic.

- Deputy Fire Chief Powers:
 - Need to provide compliant exits and walking surfaces from building “C” to a public way. Consider this at the site plan stage rather than waiting until the building permit stage.
- Contract Planner Taintor:
 - Question about requirement for ADA accessibility on the walkway along the north side of the site.
 - Only one transformer is shown on the plan – is this sufficient for both buildings?
 - The new conceptual plan eliminates the street/pedestrian pathway that was between buildings “B” and “C1” in the previous plan. Consider breaking building “B” into two buildings or otherwise preserve the street?
 - Response from applicant: You can walk around either side of building “B”, or possibly through it (depending on what type of tenant occupies the first floor space).
- Economic Development Director Soutter:
 - Consider sliding building “B” back to the south?
 - Response from applicant: Need to keep vehicle paths free, and also want to respond to the neighborhood concerns about having the building too close.

Discussion of this item concluded at 10:31 AM.

Notes prepared by Rick Taintor, Contract Planner