



Department of Public Works

*Town of Durham
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Memorandum

From: April Talon, P.E., Town Engineer

Date: March 5, 2020

To: Durham Planning Board

Subject: Comments from the Dept. of Public Works | Mill Plaza Redevelopment

The following comments are provided by the Town of Durham Department of Public Works (DPW) regarding the proposed Mill Plaza Redevelopment project as described in the Plans provided by Tighe and Bond dated January 2, 2020. We reserve the ability to provide additional comments.

General Comments

1. Is the new sidewalk along the brook being constructed within the existing curb line? In certain locations it's hard to tell how quickly it drops off to College Brook – a guardrail may be warranted on the back side of the sidewalk.
2. Have you developed a detail for the ornamental fence to be placed on top of the retaining wall?
3. Does the retaining wall portion along College Brook have an ornamental rail as well? Is it the same detail or does it need a separate detail?
4. The site plan C-102 shows a new light being added to the raised curbed island nearest the intersection of Mill Road however the lighting plan ES10.1 shows a light being added to the flush grooved concrete apron.
5. College Brook is on the NH 303d list and is impaired for Chloride, Nitrogen, and has a TMDL for Bacteria. How does the owner intend to manage snow removal? Snow shall be removed from the site, as needed, and shall not be pushed against College Brook, trees or other vegetation.
6. Due to the proximity of the property to Pettee Brook, all stockpiles, concrete washout areas, chemicals, fertilizers, hazardous materials, etc. shall be located as far from the brook as possible and at a minimum of 50 feet away.
7. The plans should show the location of the existing fire lane in front of Hannaford and others where needed.

8. All inspection/observation services for all water, wastewater and stormwater management infrastructure installations associated with the development shall be performed by authorized representatives of the Town of Durham as deemed necessary by the Durham Department of Public Works and the Developer shall reimburse the Town for all associated inspection/observation costs.

Stormwater Management Comments

The Stormwater Design for this redevelopment has been reviewed and meets and/or exceeds Town of Durham Site Plan Regulations for Stormwater. While this project is subject to an older version of Durham's regulations, the proposed stormwater design is a robust design providing both detention and multiple areas of treatment, a vast improvement on the current site which has little to none of either. It will be very important that the owner perform and show records of regular maintenance as detailed in Section 6 of the Stormwater Management Report. This project is also subject to NHDES Alteration of Terrain permitting.

1. Please add the volumes of each storm to the Pre vs. Post flows table on page 1-2 of the Stormwater Management Report.
2. All stormwater management infrastructure shall be designed and installed in accordance with Design Standards of the Durham Site Plan Review and Subdivision Regulations, and shall be owned, operated and maintained accordingly by the property owner to protect the quality of existing onsite and offsite water resources and wetland habitat.

Water Utility Comments

1. The waterline that runs through the current site is a Town water main as it connects through to Chesley Drive. The Town intends to maintain ownership and maintenance of the new proposed waterline and fire hydrants. The applicant shall grant a water utility easement of adequate width for the purpose of access and maintenance to all underground service connections and public water infrastructure (piping, valves, etc.).

Sewer Utility Comments

1. We highly suggest that the existing sewer service to the Hannaford Building be inspected or rebuilt if needed as part of this redevelopment project.
2. The College Brook Sewer Interceptor is located within the property. It appears that some of the manhole covers may interfere with the proposed sidewalk curb line.