



ARI B. POLLACK
214 N. Main Street
Concord, NH 03301

Direct Dial: (603) 545-3630
Fax: (603) 228-8396
pollack@gcglaw.com

January 8, 2021

Via E-mail Only

Paul Rasmussen, Chairman and Members of the Board
Durham Planning Board
8 Newmarket Road
Durham, NH 03824
pnrasm@yahoo.com

Rick Taintor, Contract Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824
rtaintor@ci.durham.nh.us

Re: Mill Plaza Redevelopment Site Plan and CUP Applications

Dear Chairman Rasmussen, Members of the Planning Board and Contract Planner Taintor:

As you know, this firm represents Colonial Durham Associates (CDA) regarding its site plan and conditional use applications to redevelop the Mill Plaza located at 7 Mill Road.

The first noticed design review hearing regarding redevelopment of the Mill Plaza was held October 22, 2014. Over the ensuing six plus (6+) years, and after litigation, a Town Council-approved settlement and stayed Superior Court docket, multiple attempts at zoning relief, and a series of revised application submissions, the proposed redevelopment has evolved into the present plan set. The pending plan set has been before the Planning Board since January 2020.

As with all prior plan renditions, the pending plan set has been revised on occasion based on presentation feedback from members of the Planning Board and input from project abutters, Durham residents and other stakeholders, and has been the subject of site visits, expert analysis and reporting, peer review and significant public discussion and vetting.

In short, the pending application has evolved into a collaborative work product that has been evaluated, reviewed, discussed and critiqued by many persons, having many perspectives and carrying many allegiances, across multiple and continued public meetings. Given all of the

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above, and the robust nature of the review conducted to date, CDA respectfully requests that the Planning Board work expeditiously to conclude the Board's input sessions, close the public hearings, deliberate the merits of the submissions and plans, and determine the applications.

To assist the Planning Board in completing its tasks, CDA proposes the following schedule. This schedule recognizes the Planning Board's practice of meeting twice per month, and suggests that the first monthly meeting be reserved to other applications and important matters of the Planning Board, and further suggests that the second monthly meeting be reserved for the completion of the Mill Plaza applications.

- January 27, 2021: Address remaining substantive site planning topics, including, wetlands buffer conservation measures, addressing comments received from the Durham Conservation Commission, addressing inconsistencies in application submissions, and addressing revisions discussed with the Planning Board at prior meetings.
- February 24, 2021: Summation of conditional use application criteria relating to the four (4) pending conditional use applications. Applicant's closing arguments and proposed conditions of approval. Entertaining final public comments and closing the public hearing on pending CDA applications.
- March 24, 2021: Commencing and conducting application deliberations. Deciding pending CDA applications and the site plan application.
- April 28, 2021: Final deliberative meeting, if necessary.

Inherent in this suggested scheduling is the availability of time to adequately address the stated topics. To ensure adequate time for discussion and "fresh eyes", CDA respectfully requests that its applications, which certainly constitute "old business" matters, be given priority at the meeting during which the Mill Plaza redevelopment appears on the Board's agenda.

In conclusion, please accept CDA's sincere appreciation for the Planning Board's work and dedication towards this important redevelopment application. CDA's application represents a true "once-in-a-generation" opportunity to redevelop a central Durham landmark. A rejuvenated Mill Plaza has the potential to transform Durham's downtown to become a modern residential and commerce center which benefits Main Street, the site's multiple and surrounding neighborhoods, the University of New Hampshire, and the rest of Durham for decades to come!

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Very truly yours,

A handwritten signature in blue ink, appearing to be 'Ari B. Pollack', with a long horizontal flourish extending to the right.

Ari B. Pollack

cc: Client
Todd I. Selig, Town Administrator (administrator@ci.durham.nh.us)
Karen Edwards, Administrative Assistant (kedwards@ci.durham.nh.us)