



**HANNAFORD SUPERMARKETS**

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Town of Durham

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Planning, Assessing  
and Zoning

Via overnight mail and email: mbehrendt@ci.durham.nh.us

November 4, 2019

Durham Planning Board  
c/o Michael Behrendt, Town Planner  
8 Newmarket Road  
Durham, NH 03824

RE: Redevelopment Proposal by Colonial Durham Associates, LP for Durham Mill Plaza, 7 Mill Road, Durham, NH (#8440)

Dear Board Members:

As a follow up to previous information shared with the Durham Planning Board regarding a proposed redevelopment of Durham Mill Plaza, Hannaford and representatives of the plaza owner have had numerous conversations over the last several months. As previously noted, Hannaford is the tenant under a long-term lease with Colonial Durham Associates and the Hannaford lease includes the right of Hannaford to approve or veto any proposed changes to the plaza.

We have received a copy of an updated concept plan for Mill Plaza, enclosed with this letter, and understand that it was submitted to the Planning Board and is proposed for discussion at the 11/13/19 Planning Board Meeting. We wanted to let the Board know that Hannaford conceptually approves this concept plan subject to further review of technical materials and site plans and modifications that are not currently available and other conditions, including but not limited to:

- Evidence that the proposed parking directly adjacent to the residential building (the "New Parking Area") will be controlled and made a part of the Durham Plaza through the full available term of the Hannaford lease 12/31/2059, with ongoing full access to the proposed residential building. All loading, parking and other activities related to the residential building would be serviced by the New Parking Area. It is our understanding that the New Parking Area will be serviced by an ingress and egress driveway off of Main Street. Hannaford's approval will be contingent upon approval of this access driveway. It is also Hannaford's understanding that the current owner of the New Parking Area will be separately applying for site plan approval of the New Parking Area. Hannaford's approval of the Colonial Durham site plan will be conditioned upon the approval of the site plan for the New Parking Area. Such approval and conditions must be acceptable to Hannaford.
- Confirmation by the landlord that no parking license agreements will exist in the Durham Mill Plaza parking area in front of the Hannaford and Rite aid store parking areas.



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- Review and approval of a traffic study that confirms that the plaza access to Mill Street and all plaza traffic circulation will continue to have, in Hannaford's opinion, high quality and convenient functionality for Hannaford customers.
- There will not be a parking guard station at the Mill Street Access.
- Review and approval of architectural changes that affect the original Mill Plaza area of the project. (Note that Hannaford will not be responsible for any project costs including any architectural changes to the plaza)

Please feel free to contact me with any questions you may have at 207-885-2329 or [mary.gamage@hannaford.com](mailto:mary.gamage@hannaford.com). A representative of Hannaford will attend the 11/13 hearing.

Very truly yours,

Mary Gamage  
Director of Real Estate

cc: Colonial Durham Associates, LP  
c/o Sheehan Real Estate  
7 Mill Rd  
Durham, NH 03824

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