

M-1529-002
October 28th, 2019

Mr. Paul Rasmussen, Chair
Durham Planning Board
8 Newmarket Road
Durham, NH 03824-2898

**Re: Mill Plaza Redevelopment
Site Plan Review
Durham, New Hampshire**

Dear Chairman Rasmussen:

On behalf of Colonial Durham Associates, LP, we are pleased to submit the following information in support of the previously submitted Site Plan Review Application and Conditional Use Permit Applications for review and discussion at the November 13th, 2019 Planning Board meeting:

- Site Plan, dated October 22nd, 2019 (3 full-size copies, 15-11"x17" copies)

In coordination with the existing supermarket tenant, Hannaford, and the direct easterly abutter, Toomerfs, LLC, Colonial Durham Associates, LP (CDA) is preparing to move forward with its tabled planning application for redevelopment of the Mill Plaza. Please see the attached Conceptual Site Plan ("Plan"). This Plan shows a surface parking area that would be constructed on the Toomerfs parcel and then long-leased to CDA. The surface parking area would provide a pedestrian connection to the Mill Plaza (not vehicular) and offer approximately 150+/- off-premises residential parking spaces to the Mill Plaza's apartment residents.

Last week, Toomerfs, working through its engineering consultant, MJS Engineering, P.C., submitted an application for design review of the planned surface parking improvements. CDA understands it to be Toomerfs' intention to present its design to the Planning Board on the same evening as CDA presents its reconfigured plan to the Planning Board.

CDA is filing a corresponding plan showing the improvements upon the Mill Plaza site today. The CDA plan reduces the number of proposed mixed-use residential beds from the prior figure of 330 to 258, while holding the prior figure of approximately 80,250 SF of existing and proposed commercial space. To link the two projects/properties, CDA anticipates a Condition of the Site Plan Approval that would require and incorporate long-leasing of the Toomerfs parking area for the benefit of the proposed apartment residents at the Mill Plaza.

Under separate cover, and prior to the public meeting on November 13th, 2019, CDA anticipates that Hannaford will submit a written conceptual approval of the site plan to the Planning Board.

As for traffic and other relevant planning studies, CDA would like to receive the Planning Board's input such that proper studies can be arranged and submitted. Given that there is no vehicular connection proposed between the CDA site and the Toomerfs site, we would



anticipate separate study parameters, requirements and, review of any off-site impacts. CDA understands that the Planning Board wants input on the scope of the traffic review, and such guidance is welcome to better ensure a useful planning study.

Thank you for your consideration. We look forward to reengaging with the Town in the site planning process.

Sincerely,

TIGHE & BOND



Joseph Persechino, PE
Project Manager | Associate

CC: Rick Taintor, Project Planner (via email)
Edgar Ramos, Colonial Durham Associates, LP (via email)
Sean McCauley, McCauley Realty Advisors (via email)
Ari Pollack, Gallagher, Callahan & Gartrell (via email)