



PLANNING DEPARTMENT

Town of Durham

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Planning Consultant's Review

Planning Board Meeting – Wednesday, October 14, 2020

- XI. ***Public Hearing - Mill Plaza Redevelopment***, 7 Mill Road. Continued review of application for site plan and conditional use for mixed use redevelopment project and activity within the wetland and shoreland overlay districts. Colonial Durham Associates, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Emily Innes and Sharon Ames, Harriman, project designer. Ari Pollack, attorney. (Rick Taintor is serving as the Town's Contract Planner.) Central Business District. Map 5, Lot 1-1.

- I recommend that the Board reopen the public hearing and vote to continue it to November 18, 2020.

Please note the following:

- 1) On September 23, 2020, the Planning Board opened the continued public hearing on the revised Site Plan for the Mill Plaza redevelopment project. Colonial Durham Associates' design team presented the proposed architectural design, and residents commented about architecture, parking and traffic issues. The Board voted to continue the hearing to the October 14 meeting.
- 2) At the September 23 meeting the Board voted to establish a subcommittee focusing on minor architectural features, including color. The Minor Architectural Subcommittee was appointed by Town Administrator Selig and held its first meeting at 2:00 pm on Tuesday, October 6. Because a number of issues could not be resolved at the time, the subcommittee decided to hold a second meeting on Friday, October 23, starting at 2:30 pm.
- 3) As a result of the continuation of the Minor Architectural Subcommittee's work, architectural design issues will not be addressed at the October 14 meeting as previously thought, but instead will be deferred to the November 18 meeting. At this time, I do not know what items Colonial Durham Associates will present at the October 14 meeting.
- 4) I am continuing to update as possible my estimated timeline for the Planning Board to complete its review of the Mill Plaza applications. In the list of meetings below, the only new item is the review of architectural design at the November meeting.

- Presentation and review of CDA’s traffic study 10/14 or 11/18
- Finalize review of architectural design (including colors) 11/18
- Presentation and review of the independent peer review of the traffic study 11/18 or 12/09
- College Brook buffer management / stream improvement plan 12/09 or 1/13/21?
- [Conservation Commission re: wetland and shoreland conditional use permit 10/26, 11/23, 12/28]
- Wetland and shoreland conditional use permit criteria 12/09 or 1/13/21?
- Presentation and review of complete revised plan set 1/13 or 1/27/21?
- Findings, waivers, and conditions of approval – site plan review 1/13 or 1/27/21?
- Findings and conditions of approval – conditional use permits 1/13 or 1/27/21?

Respectfully submitted,

Rick Taintor, AICP
Community Planning Consultant
October 9, 2020