



## PLANNING DEPARTMENT

### Town of Durham

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### *Planning Consultant's Review*

#### **Planning Board Meeting – Wednesday, November 18, 2020**

XII. ***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 December 9, 2020.

Please note the following:

- 1) On October 14, 2020, the Planning Board opened the continued public hearing on the revised Site Plan for the Mill Plaza redevelopment project. Colonial Durham Associates' engineering team presented an overview of the traffic impact report and Board members discussed issues relating to internal pedestrian circulation. The Board voted to continue the hearing to the November 18 meeting, at which time members will resume discussion of the applicant's fiscal impact report.
- 2) The Minor Architectural Subcommittee held its second meeting on Friday, October 23, and scheduled a third meeting for Thursday, November 12. It is anticipated that the discussion of architectural design issues will be concluded at that time so that recommendations and revised plans can be presented at the Board's November 18 meeting.
- 3) The Conservation Commission discussed the project at its meeting on October 26 and continued the matter to its next meeting on Monday, November 23. As a result, the Commission's recommendations regarding CDA's applications for WCOD and SPOD conditional use permits will not be presented at the Board's meeting this month. If the Commission acts on these items at its November 23 meeting, the recommendations can be considered at the Planning Board's next meeting on December 9. However, that could be delayed until January if the Commission needs more time to consider the application.

- 4) The Conservation Commission agreed that a site walk should take place before its November 23 meeting, and the site walk was subsequently scheduled for 9:00 am on Friday, November 20. Planning Board members are invited to participate in the site walk. In addition to walking the Mill Plaza site itself, the Commission will view the site and College Brook from adjacent residential properties.
  
- 5) The estimated timeline for the Planning Board to complete its review of the Mill Plaza applications continues to evolve.
  - [Minor Architectural Design Subcommittee meeting #3] ..... 11/12
  - Finalize review of architectural design (including colors) ..... 11/18
  - [Conservation Commission site walk ..... 11/20]
  - [Conservation Commission re: wetland and shoreland conditional use permit ..... 11/23 (and 12/28?)]
  - College Brook buffer management / stream improvement plan ..... 12/09 or 1/13/21
  - Wetland and shoreland conditional use permit criteria ..... 12/09 or 1/13/21?
  - Presentation and review of the independent peer review of the traffic study (if requested by the Board)..... 1/13/21
  - [Submission by CDA of complete revised plan set..... by 1/20/21]
  - Presentation and review of complete revised plan set..... 1/27/21?
  - Findings, waivers, and conditions of approval – site plan review ..... 1/27/21?
  - Findings and conditions of approval – conditional use permits ..... 1/27/21?
  - Final action ..... 2/10/21

Respectfully submitted,

Rick Taintor, AICP  
 Community Planning Consultant  
 November 12, 2020