



PLANNING DEPARTMENT

Town of Durham

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Planning Consultant's Review

Planning Board Meeting – Wednesday, March 11, 2020

- XI. **Public Hearing - Mill Plaza Redevelopment.** 7 Mill Road. 1) Site plan review and 2) Conditional Use for mixed use and activity within the wetland and shoreland overlay districts. Colonial Durham Associates, LP, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Steve Cecil and Emily Innes, Harriman, site planner. Ari Pollack, attorney. Rick Taintor, 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 April 15, 2020, or another date certain.

Please note the following:

- 1) On February 12, 2020, the Planning Board opened the continued public hearing on the revised Site Plan for the Mill Plaza redevelopment project. The applicant's presentation addressed stormwater management, utilities and landscaping. The public hearing included some comment on the site plan, but the hearing had to be curtailed due to the late hour. Accordingly, the March 11 hearing will provide more opportunity for residents to comment on the aspects of the plan presented at the February meeting.
- 2) Town Engineer April Talon has submitted comments and questions from the Department of Public Works relating to stormwater management, water and sewer utilities, and various other site issues.
- 3) As noted in my review submitted for the February 12 meeting, the current proposed site plan is out of compliance with a number of site plan standards concerning landscaping, and would therefore require waivers from the Planning Board before the site plan could be approved. During the meeting it was suggested that these standards are "discretionary," but in fact most of the ones that I had cited (including those in sections 5.8.5, 5.8.6, 5.8.9, 5.8.10 and 5.8.11) are mandatory unless waived by the Board in accordance with the procedures and specific required findings as set forth in Part I, Article 5 of the Regulations.

I have not conducted as detailed a review of the application with respect to stormwater management or utilities, as those issues require the expertise of the Town Engineer (and, if she deems appropriate, outside peer review). Following the discussion on

March 11, the Board may decide to direct me to convey additional questions to Ms. Talon and/or to request additional reviews of these matters.

- 4) Although the applicant had indicated that the next meeting could include a discussion of traffic impacts, the traffic study for the project has not yet been submitted. We are awaiting an update from the applicant as to whether the traffic study will be available for review prior to the April 15 meeting.

Respectfully submitted,

Rick Taintor, AICP
Community Planning Consultant
March 5, 2020