



## PLANNING DEPARTMENT

Town of Durham

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### *Planning Consultant's Review*

#### **Planning Board Meeting – Wednesday, May 27, 2020**

- IX. ***Public Hearing - Mill Plaza Redevelopment***, 7 Mill Road. *Continued discussion of fiscal impact study and discussion of stormwater management study.* 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. 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 either June 10 or June 24, 2020.

Please note the following:

- 1) On May 13, 2020, the Planning Board opened the continued public hearing on the revised Site Plan for the Mill Plaza redevelopment project. The applicant's consultant, Mark Fougere, presented the fiscal impact analysis that he had prepared for the project. While there was discussion by the members of the Planning Board, there was not enough time in the meeting for resident comments on the fiscal impact study, and therefore that matter was continued to the May 27 meeting.
- 2) On May 4, 2020, the Horsley Witten Group (HW), the Town's peer review consultant, submitted a letter report summarizing their initial review of the site plans and the stormwater management plan dated January 2, 2020. A video conference call was held on May 13 with Janet Bernardo of HW, Joseph Persechino of Tighe & Bond, and Emily Innes of Harriman, to discuss the initial peer review and clarify some questions. Tighe & Bond submitted responses to HW's peer review letter, along with additional documentation, in the evening of May 21. HW's second peer review letter was then submitted today, May 26. These documents have all been distributed to the Planning Board members and are (or will soon be) posted on the project web page.

HW's second peer review letter finds that Tighe & Bond has addressed the issues and questions raised in the initial peer review and states that HW has no further comments on the stormwater management plan. Following the continued discussion of the fiscal impact study, the Board will hear presentations about the stormwater management plan

from the applicant's engineer. Janet Bernardo of HW will be available to answer any questions that Board members may have concerning her review.

- 3) As of this date, the applicant's traffic impact study has not been submitted.
- 4) Colonial Durham has proposed continuing the hearing to June 10 for presentation and discussion of traffic impacts, and to June 24 for discussion of the residential component. However, the Board had previously agreed to schedule hearings once per month for this project in order to have time to review other development projects and deal with other issues.

Respectfully submitted,

Rick Taintor, AICP  
Community Planning Consultant  
May 26, 2020