



PLANNING DEPARTMENT

Town of Durham

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Planning Consultant's Review

Planning Board Meeting – Wednesday, June 24, 2020

- X. ***Public Hearing - Mill Plaza Redevelopment***, 7 Mill Road. *Presentation of Colonial Durham's report on property values.* 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 July 8, 2020.

Please note the following:

- 1) On June 17, 2020, the Planning Board opened the continued public hearing on the revised Site Plan for the Mill Plaza redevelopment project. The Board continued to discuss the proposed landscape plan and the waivers from Site Plan Regulations requested by the applicant, and heard extensive public comments including concerns about landscaping and stormwater management. The Board voted to continue the hearing to the June 24 meeting.
- 2) The sole topic to be addressed at the June 24 meeting is the applicant's real estate analysis. As discussed in previous meetings, after the applicant's consultant has presented the real estate analysis the Board may decide to commission an independent study of fiscal, real estate and/or economic impacts.
- 3) The Board voted to request an independent peer review of the applicant's traffic study. In order that the applicant's report and the peer reviewer's comments can be discussed in the same meeting, the Board scheduled the traffic study presentation for the July 22 meeting. This assumes that the traffic study will be submitted very soon so that the Town's consultant has enough time to conduct its review.

Respectfully submitted,

Rick Taintor, AICP
Community Planning Consultant
June 19, 2020