



PLANNING DEPARTMENT

Town of Durham

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MEMORANDUM

TO: Planning Board

FROM: Rick Taintor, Consulting Planner *RT.*

DATE: October 5, 2018

RE: Mill Plaza Redevelopment

As you know, Colonial Durham Associates has been postponing its applications for site plan approval and conditional use permits since June due to ongoing discussions with Hannaford regarding parking and other issues. Although these discussions are still continuing, CDA is now prepared to resume the schedule of hearings with the Planning Board, beginning with the Board's November 14 meeting.

As discussed at the June 27 hearing, CDA proposes to meet with the Board on a monthly basis, focusing each public hearing session on specific aspects of the proposed redevelopment plan. At the November 14 hearing, CDA's team will go into more detail on the proposed landscaping plan and will address technical site issues such as utilities, lighting and stormwater/drainage management.

Following the November meeting, the intention would be to continue with the sequence of presentations that was outlined in June. This would mean that traffic impacts and proposed mitigation would be covered in December, fiscal impacts in January, and review of the criteria for conditional use permits in February.

It should be understood that the applicant's ongoing discussions with Hannaford may result in some modifications to the current site plan. However, CDA does not expect that these modifications will materially affect the types of issues that will be discussed with the Board over the coming months. Following the series of presentations and hearings outlined above, the applicant intends to submit a full plan revision responding to both the Board's concerns and tenant negotiations.