



TOWN OF DURHAM
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DURHAM PLANNING BOARD

Wednesday, October 10, 2012 at 7:00 p.m.
Town Council Chambers, Durham Town Hall

** Please see the notes at the end **

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Seating of Alternates**
- IV. **Approval of Agenda**
- V. **Planner's Report**
- VI. **Public Comments**
- VII. **Request for Technical Review (Administrative Process)** by **Phillip D. Albright** to sell Christmas Trees at **172 Packers Falls Road**, Map 17, Lot 50-1. *Recommended action:* Referral to the administrative process.
- VIII. **Public Hearing (continued) - Eight-Lot Conservation Subdivision plus a Boundary Line Adjustment, 110 and 114 Mill Road, submitted by John H. Farrell**, County Line Holdings LLC, Durham, New Hampshire, on behalf of Martha Garland and Joyce Melanson, Durham, New Hampshire. Tax Map 13, Lots 15-1 and 15-2, Residential B Zoning District. *Recommended action:* Postponement to October 24 at request of applicant.
- IX. **Public Hearing - Application for Site Plan Review and Conditional Use Permit** submitted by Joseph Persechino, P.E., Tighe & Bond, Portsmouth, NH, on behalf of **Peak Campus Development, LLC**, Atlanta, GA (applicant), Chet Tecce Jr., Durham, New Hampshire, John & Patricia McGinty, Durham, New Hampshire and the University of New Hampshire, Durham, New Hampshire (property owners) for a **142-unit/460 bed apartment-style housing development**. The properties involved are shown on Tax Map 13, Lots 6-1, 10-0, 3-0UNH and 4-0UNH, are located on **Mast Road** and are in the Office Research/Light Industry Zoning District. *Recommended action:* Public hearing, discussion, and continuation to October 24.
- X. **Public Hearing (continued) - Proposed amendment to the Site Plan Review Regulations to create a new section - Architectural Design Standards**, that would apply to all nonresidential and multifamily (other than single and two family dwellings) development within the five Core Commercial Zoning Districts – Central Business, Church Hill, Coe's Corner, Courthouse, and Professional Office. These would be regulations, not voluntary guidelines, to be applied by the Planning Board. The standards would not apply to any property located in the Durham Historic District, but rather it is expected that a separate companion set of regulations will be prepared for that area. *Recommended action:* Closing public hearing and continuation to October 24.

(continued)

- XI. **Acceptance Consideration of an Application for Conditional Use Permit** submitted by Attorney Christopher A. Wyskiel, Dover, New Hampshire on behalf of **Great Bay Kennel**, Durham, New Hampshire to replace the existing canine daycare building with a new building that includes an indoor and outdoor play area, office and a studio apartment on the second floor. The property involved is shown on Tax Map 6, Lot 11-7, is located at **27 & 35 Newmarket Road**, and is in the Residential C Zoning District. *Recommended action:* Acceptance as complete, setting site walk date, and continuation to October 24
- XII. **Discussion of Zoning Amendment to allow chickens as an accessory residential use in all zoning districts. Proposed by the Durham Agricultural Commission.** *Recommended action:* Discussion and setting date for public hearing.
- XIII. **Other Business:**
- A. **Request for Extension on Conditions of Approval** for an approved Two-lot Subdivision of **Alexander Bakman** at **118 Piscataqua Road**, Map 11, Lot 24-4. *Recommended action:* Granting extension
- B. Proposal for Planning Board to visit sites of recently completed projects
- XIV. **Minutes:** August 22, 2012
- XV. **Adjournment**

Please note:

- 1) The Town of Durham requests 48 hours notice if special communication aids are needed.
- 2) Unless approved by a 2/3 vote of the members present, no new item of business shall be taken up after 10:00 p.m.
- 3) For Public Comments, the board shall not permit comments about development projects that are currently under review by the Planning Board, whether specifically listed on that evening's agenda or not. This restriction applies to formal development projects, i.e. those that have been accepted as complete by the Planning Board or that have returned to the board for any type of review/consideration after they have been accepted as complete or approved.
- 4) The next meeting of the Board will be **October 24, 2012.**