



TOWN OF DURHAM
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****RECAP****
DURHAM PLANNING BOARD
Wednesday, October 26, 2016
AGENDA

Planning Board members
Andrew Corrow, *Chair*
William McGowan, *Vice Chair*
Barbara Dill
Jim Lawson, Town Council Rep.
Lorne Parnell
Paul Rasmussen
Alan Bennett, Council Alternate
Bob Brown, Alternate
Wayne Lewis, Alternate

Michael Behrendt, Town Planner
Victoria Parmele, Minute Taker

I. **Call to Order**

...IX. **Selection of a new secretary for the Planning Board**

Paul Rasmussen volunteered to serve as secretary

- X. **Public Hearing - 6 Ellison Lane – Conditional Use.** Conditional use for construction of a driveway and water and electric utilities for a new single family house within the Wetland Conservation Overlay District. Russell Couture Revocable Trust, property owner. David Newhall, prospective lot buyer. Joseph Nichols, Project Manager, Beals Associates, engineer. Rural District. Map 18, Lot 18-38. Recommended action: Final action.

Approved

- XI. **2 Brook Way – Conversion to Sorority.** Conceptual Review (preliminary application) for conversion of an existing multi-unit dwelling with 24 beds to sorority with 32+ beds. Site plan for change of use and conditional use/adaptive reuse for sorority. Paul Berton, Fall Line Properties, LLC, property owner. Sandy Grossman, representative of Phi Sigma Sigma. Chris Wyskiel, attorney. Professional Office District. Map 2, Lot 9-4. Recommended action: Discuss and close conceptual review.

The project was presented and discussed. No significant concerns were expressed. The conceptual review was closed. The applicant may submit a formal application at their leisure.

- XII. **Public Hearing - Mill Plaza Redevelopment – 7 Mill Road.** Design Review (preliminary application). Updated design for site plan and conditional use for the redevelopment of this 10-acre site. The project involves demolition of the rear commercial building; construction of 2 new mixed-use buildings, 1 with commercial on ground level and 3 floors of residential and 1 with commercial on ground level and 4 floors of residential; construction of 1 retail outbuilding; 370 parking spaces, including 42 garage spaces; a total of 80,000 square feet of commercial; residential space for 330 occupants; new public spaces; and other site changes. Colonial Durham Associates, LP, property owner; Sean McCauley, agent; Joe Persechino, Tighe & Bond, engineer; Steve Cecil and Emily Innes, Harriman, site planner; Lisa DeStefano, DeStefano Architects, architect. Central Business District. Map 5, Lot 1-1. Recommended action: Discuss and continue design review and public hearing.

The project was presented. Numerous citizens spoke at the public hearing. The public hearing was continued to December 14. It is expected that the applicant will submit another revision for that meeting. A site walk will be held some time in mid-November. The Town Planner will coordinate on a date and post it on the bulletin board and web site.

XIII. **Zoning Amendments – Elderly and Multi-Unit.** Consideration of Town Council-initiated zoning amendments. *Recommended action:* Set public hearing for both amendments on November 9.

A. **Mixed Use with Residential.** Change Mixed Use with Residential (office/retail down, multiunit residential up) from conditional use to not permitted in the Central Business District.

B. **Mixed Use with Elderly Housing.** Add a new definition for Mixed Use with Elderly Housing (office/retail down, elderly housing up), allow as a conditional use in the Central Business District, and add references to this use in Section 175-41 Central Business District and Section 175-53 B. General Use Regulations.

The public hearing will be held on November 9.

XIV. **Determination of dates for 2017 calendar of Planning Board meetings.** *Recommended action:* Approve calendar

The board approved the proposed calendar.

XV. **Zoning Ordinance – General Amendments.** Numerous miscellaneous amendments are being proposed to the Zoning Ordinance based upon earlier discussions by the Planning Board, issues that have been raised in recent years, and a review of the ordinance by the Town Planner. *Recommended action:* Continue discussion.

The board did not get to this item.

XVI. **Other Business**

No significant issues were raised.

XVII. **Review of Minutes (new):** August 24, 2016

Approved.

XVIII. **Adjournment**