



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

Town Planner Recommendations
DURHAM PLANNING BOARD
Wednesday, May 14, 2014

Please note: Due to the number of items that were scheduled for this meeting the Planning Board chair, in consultation with the other officers, set an additional regular meeting for the following Wednesday, May 21. The following items have been placed on the May 21 agenda:

- Election of Officers
- Board appointments
- Public hearing for 8 Mathes Terrace and 15 Madbury Road – Student Housing Development
- 49 Main Street – Pauly’s Pockets
- 90 Bennett Road – Thompson Inn
- 257 Newmarket Road – Two new 3-unit buildings

VIII. **Agricultural Resources Master Plan.** Review of updated draft chapter. Theresa Walker, Chair of the Agricultural Commission. Recommended action: Endorse plan as appropriate

- I recommend the board endorse the plan, if appropriate, and refer it back to the MPAC for review by Strafford Regional Planning Commission (SRPC)

Please note the following:

- 1) The Master Plan Advisory Committee endorsed the Draft chapter (with comments) and forwarded it to the Planning Board
- 2) The board held its first review and a public hearing on January 8, 2013. The board offered a number of comments to the commission and asked that the commission bring back a review draft.
- 3) This is the presentation of the revised draft.
- 4) The process for the Planning Board’s review of the drafts is somewhat in flux. The board has seen 2 chapters so far – Energy and Agriculture. The board has endorsed the Energy Chapter and set it aside expecting to review it later in conjunction with the other chapters later in 2014.
- 5) Since we have a new consultant now working with the MPAC and Planning Board, we will want SRPC to review the plan with the MPAC and make suggested changes and put the plan into a revised format. SRPC and the MPAC would coordinate with Theresa Walker, chair of the Agricultural Commission, on this process.
- 6) Once the board thinks that the Agriculture Resources chapter is in good shape it should send it back to MPAC for these changes/refinement.
- 7) It will be appropriate for the board to do the same with the Energy Chapter at some point.

IX. **Public Hearing - Elderly Mixed-Housing Development – Proposed Zoning Amendment.** Proposal from the Economic Development Committee for an amendment to create a new residential use which would be allowed in the Durham Business Park Zoning District by conditional use. Recommended action: Initiate amendment if acceptable

- I recommend that the board vote to formally initiate this zoning amendment, if the board sees fit. The updated draft and the tables are enclosed in the Planning Board packet.
-

X. **Public Hearing - 5-7 Dennison Road – The Coops.** Site plan for “The Coops” to relocate the dumpster to the rear of the lot. GP Dennison LLC, c/o Fred Kell (applicant). Tax Map 2, Lot 11-5. Professional Office Zoning District.

- The applicant is still working on the detail plans for the dumpster relocation so I recommend **postponement** to May 21. He should have the information in advance of that meeting.
-

XI. **Public Hearing – Lights at Cowell Stadium - UNH.** Presentation on a proposal for an array of new field lights directly adjacent to the Field House on the University of New Hampshire Campus. Submitted for comments pursuant to RSA 674:54.

- I recommend the board hold the public hearing, close the public hearing, and share comments with UNH.

The pertinent information was included in the prior packets and is provided on the website. Under RSA 674:54 review of projects by the state (including UNH) are exempt from formal review by the Planning Board may hold a public hearing and submit nonbinding comments. Doug Bencks, UNH Campus Architect will present the plan.

XII. **Public Hearing - Election Signs and Snipe Signs** (opportunistic temporary signs) - Zoning Ordinance Amendment. Initiated by the Town Council on April 7, 2014. Proposed amendments to the Sign Ordinance regarding placement of signs, dimensions of signs, and a statement of purpose of the intent of the ordinance. Recommended action: Prepare comments or continue.

- The Planning Board will need to make a recommendation on the proposal at one of its May meetings.

The Planning Board has 60 days from April 7 (when Town Council initiated the amendment) to make its recommendation. The board could thus do this on May 14, May 21, or May 28 (the workshop).

XIII. **Other Business:** The board can discuss items that it would like to have on the May 28 Workshop. I would ask for clarification about which items regarding UNH’s plans affecting the ORLI and MUDOR districts, it would like to discuss, so that I can brief Doug Bencks.