



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, September 10, 2014

Town Council Chambers, Durham Town Hall

7:00 p.m.

AGENDA

Please see the notes at the end

Planning Board members

Peter Wolfe, *Chair*

Andrew Corrow, *Vice Chair*

David Williams, *Secretary*

Julian Smith, Town Council Rep.

William McGowan

Lorne Parnell

Richard Kelley

Wayne Lewis, Alternate

Kathy Bubar, Council Alternate

Linda Tatarczuch, Alternate

Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

- I. **Call to Order**
- II. **Roll Call**
- III. **Seating of Alternates**
- IV. **Approval of Agenda**
- V. **Town Planner's Report**
- VI. **Public Comments**
- VII. **Historic Resources Master Plan Chapter** – presentation of draft chapter by Nicole Benjamin-Ma and Rita Walsh, preservation planners with Vanasse Hangen Brustlin, Inc. of Watertown, MA. *Recommended action:* Set public hearing for October 8, 2014.
- VIII. **13 Longmarsh Road – Kelly Cullen**. Modification to approved two-lot subdivision to allow overhead utilities to cross Longmarsh Road to reach one new utility pole. Kelly Cullen (applicant); Adam Fogg, Atlantic Survey (surveyor). Tax Map 15, Lot 23-0, Residence B Zoning District. *Recommended action:* Final action
- IX. **Public Hearing - ORLI and MUDOR Proposed Zoning Amendments**. Zoning amendments, initiated by the Durham Town Council on August 4, 2014, to change the Table of Uses under Section 175-53 Use Standards, as follows:
 - A. **Conference center**. Change from Conditional Use to Not Permitted in the ORLI and MUDOR Districts
 - B. **Convenience store with gasoline sales**. Change from Conditional Use to Not Permitted in the ORLI District*Recommended action:* Recommendation on the amendments
- X. **Public Hearing – Thompson Inn - 90 Bennett Road**. Amendment to approved site plan for new parking lot and driveway and conversion of barn for function hall for 10-room inn. Stephen and Lori Lamb, applicant; Rokeh Consulting, Site Designer. Tax Map 14, Lot 34-1. Rural Zoning District. *Recommended action:* Final action if all is in order.

(over)

- XI. **Public Hearing - Edgewood Road and Emerson Road Subdivision**. Subdivision & Boundary Line Adjustment for 4-lot subdivision. Jack Farrell, applicant. County Line Holding, LLC and Mark Marong 1991 Trust, owners. David Vincent, surveyor. Map 1, Lot 15-0. Recommended action: Discussion and continue public hearing to September 17, 2014.
- XII. **Public Hearing - Foss Farm Road Water Tank Wireless Facility**. Amendment to approved Personal Wireless Services Facility constructed on the Town of Durham's Foss Farm Road Water Tank. The application is to add 3 antennas, 3 radioheads, and 3 cables to the tank and to add a cabinet on the ground. Sprint Spectrum, c/o Dave Ford, applicant. The land is owned by UNH. The water tower is owned by the Town of Durham. Tax Map 6, Lot 1-18. Residence B Zoning District. Recommended action: Final action
- XIII. **Public Hearing - Architectural Regulations**. Discussion of Town of Durham's Architectural Regulations, Section 9.16 of the Durham Site Plan Review Regulations. The Architectural Regulations require that a public hearing be held within 18 months of adoption of the regulations to evaluate their effectiveness. Recommended action. Incorporate appropriate changes and set public hearing for October 8, 2014.
- XIV. **Other Business**
- XV. **Review of Minutes** – July 23, 2014
- XVI. **Adjournment**

Please note:

- 1) Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings*. For other items the public may speak only at the discretion of the chair/board.
- 2) Public comments. For public comments (item VI. above), the board does not accept comments about formal 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 projects 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.
- 3) Recommended actions: Actions recommended by the staff are shown at the end of most items. The Planning Board may or may not take these actions and may take other actions not stated.
- 4) New items of business. Unless approved by a 2/3 vote of the members present, no new item of business shown on the agenda will be taken up after 10:00 p.m.
- 5) Other information. Files on the items above are available for review in the Planning Office from 8:00 a.m. to 5:00 p.m., Monday through Friday. Agendas marked as "Preliminary Agenda," are subject to change. The final agenda will be posted on the City's website on the Friday prior to the meeting.
- 6) Contacting us. Contact the Planning Department with questions or comments about the items above or any planning-related matters. Call (603) 868-8064 or email kedwards@ci.durham.nh.us (Karen Edwards, Administrative Assistant) or mbehrendt@ci.durham.nh.us (Michael Behrendt, Town Planner).
- 7) Communication aids. Please provide the Town 48-hours notice if special communication aids are needed.
- 8) Next meeting. The next regular Planning Board meeting will be on **September 17, 2014** (*This meeting is the following week due to the Rosh Hashanah holiday on September 24*)