



## TOWN OF DURHAM

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### 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

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

## ***\*RECAP\****

### **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\**

- 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.

**A number of comments were made by board members. These will be forwarded to the Town Planner to be incorporated into the document, as appropriate. A public hearing was set for October 22. The board will continue its discussion on October 8. The draft must be presented to the NH Division of Historical Resources on September 12. The Planning Board voted to support the concept of the draft.**

- 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. **(The applicant has requested that this application be withdrawn.)**

**The application was withdrawn**

- 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

**The board voted to recommend adoption of both 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.

**The project and public hearing was continued to October 22. The ZBA continued its deliberations about the new variance request.**

**The board okayed the Technical Review Group reviewing a request from the applicant for a 1-time event for a wedding at the property.**

- 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.

**The public hearing was continued to October 22. Various issues but the main one is the width/design of the existing Class 6 road leading to the subdivision.**

- 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

### **Approved**

- 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**

**The board set a public hearing for an amendment for Pauly's Pockets for September 17. The board agreed to hold a special meeting on September 24 for Pauly's Pockets if more time is needed to review the amendment.**

**The board voted to initiate a zoning amendment to increase the minimum habitable floor area per occupant in apartments from 300 square feet to 600 square feet. The public hearing will be on October 8**

- XV. **Review of Minutes – July 23, 2014**

**Not reviewed**

### **XVI. Adjournment**