



TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Director of Planning and
Community Development

mbehrendt@ci.durham.nh.us

DURHAM PLANNING BOARD

Wednesday, September 9, 2015

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

Planning Board members

Andrew Corrow, *Chair*

William McGowan, *Vice Chair*

Richard Kelley

Lorne Parnell

Steve Roberts

Julian Smith, Town Council Rep.

Peter Wolfe

Barbara Dill, Alternate

Wayne Lewis, Alternate

Kitty Marple, 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. **Reports from Board Members who serve on Other Committees**
- VII. **Public Comments**
- VIII. **Review of Minutes (old): none**
- IX. **Young Drive Redevelopment.** Conceptual application for the redevelopment of Young Drive into a senior housing project (55 years of age +). Young Drive, LLC/Ken Wilson, owner; Francis Chase, applicant. Map 4, Lots 42-2 through 42-14, Lots 42-16 & 17, Lot 47-0. Coe's Corner Zone. *Recommended action:* Allow for public comment (subject to Planning Board's okay) and continue or close the conceptual review, as appropriate.
- X. **Public Hearing – Amendments to the Site Plan Regulations.** The regulations have been completely rewritten in the following format: Part I - General Provisions, Part II - Site Plan Review Process, and Part III - Development Standards. The proposed new regulations will replace the existing regulations in entirety. *Recommended action:* Adopt the new regulations as written. (*Note. If the board adopts the proposed regulations now, we certainly expect that the board will revisit the regulations in the near future to consider all of the comments that have been made and to hold another public hearing to allow for additional comments.)
- XI. **Public Hearing - Amendments to the Subdivision Regulations – Flood Hazards.** Amendments stipulated by the Federal Emergency Management Agency (FEMA). Changes to Subsection 9.07 – Special Flood Hazard Areas. *Recommended action:* Adoption.
- XII. **Henderson Project/Ballard Building – Sign Master Plan.** Proposed sign master plan for 1 Madbury Road/30 Main Street. This includes the older building at the corner and the adjacent new building on Main Street and Madbury Road. Mark Henderson, property owner. Map 4, Lot 1-0. Central Business District. *Recommended action:* Set public hearing for October 14.
- XIII. **Capital Improvements Budget.** Presentation of CIP. Gail Jablonski, Business Manager, and Todd Selig, Town Administrator. *Recommended action:* Discuss and continue to October 14.
- XIV. **Zoning Amendments.** Discussion about various potential zoning amendments. *Recommended action:* Discussion.
- XV. **Other Business**

(over)

XVI. Review of Minutes (new): August 12, 2015

XVII. Adjournment

Please note:

- 1) Public hearings and public comments. *The public is welcome to speak at all public hearings and during the Public Comments time.* However, the Planning Board will not accept input on agenda items that are not public hearings (except at its discretion on a case-by-case basis) nor on matters for which the public hearing has been closed. Written or emailed comments should be sent to Michael Behrendt, Town Planner, at mbehrendt@ci.durham.nh.us or at the address above.
- 2) Submission of information. Emails and letters received from the public that pertain to current Planning Board matters (except when the public hearing has been closed) are: a) emailed to the Planning Board; b) mailed to the board members if received by the Thursday prior to the meeting, or placed on the table the evening of the meeting, if received later; and c) posted on the Town's website.

Any email, letter, document, or other information that is pertinent to a decision which the Planning Board is expected to make at the upcoming Wednesday meeting, must be received in the Planning Office by the prior Monday at 5:00 p.m. or the board will consider the submitted material only at its discretion (This limitation does not apply to comments made at the actual public hearing).

- 3) 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 Town's website on the Friday prior to the meeting - <http://www.ci.durham.nh.us/>. To see background documents related to specific agenda items, look at the agenda on the website and then click on any green **highlighted** items.
- 4) Contacting us. Contact the Planning Department with questions or comments about any planning-related matters. Call (603) 868-8064 or email Michael Behrendt, above, or Karen Edwards, Administrative Assistant, at kedwards@ci.durham.nh.us
- 5) 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.
- 6) 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.
- 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 23, 2015.**