



## TOWN OF DURHAM

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Community Development

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

#### **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

#### **VII. Public Comments**

**Andrew Corrow thanked Julian Smith for his service to the Planning Board. Mr. Smith is permanently relocating to St. Simon's Island in Georgia. Several others then thanked him for his service. Robin Mower and Beth Olshansky gave a powerpoint presentation, as mock agents of Mr. Smith, for him to open a new hardware store in the old Town Hall.**

#### **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.

**Francis Chase, the applicant, presented the conceptual plan. Several Planning Board members offered comments. The board allowed the public to comment and several residents of Bayview Road and others spoke. The plan to redevelop the site as senior housing was generally well received, though it was emphasized that the board will look carefully at the details later when the plan is designed further. The conceptual review was closed. The applicant was encouraged to submit a more-detailed Design Review application next (rather than a fully-engineered formal application). We expect him to submit this soon.**

- 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.)

**\*\*\*The new regulations were adopted and are now in effect. On September 23, the Planning Board will review numerous comments that were made earlier about the new regulations. It is expected that the board will revise the regulations and then hold another public hearing on that draft.**

- 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.

**The amendments were adopted.**

- 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.

**The plan was generally well received. The board set the 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.

**The board completed its review of the budget. Numerous comments were offered by board members.**

- XIV. **Zoning Amendments.** Discussion about various potential zoning amendments. Recommended action: Discussion.

**This was postponed to the October 28 Planning Board workshop**

- XV. **Other Business**

**A modification was submitted to relocate the indoor bicycle parking at Madbury Commons from 21 Madbury Road (larger building) to 17 Madbury Road (smaller building). This will be discussed on September 23.**

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

**The minutes were approved.**

- XVII. **Adjournment**