



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, January 28, 2015

Town Council Chambers

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. **Reports from Board Members who serve on Other Committees**
- VII. **Public Comments**
- VIII. **Great Bay Animal Hospital - Boundary Line Adjustment.** Application to adjust the lot lines between 2 existing lots to place the house on its own lot and the kennel, veterinary hospital, and dog day care facility on one lot. Dr. James McKiernan, Great Bay Animal Hospital, property owner and applicant; Kevin McEneaney, Surveyor. Map 6, Lots 11-7 and 11-8. Residence C Zoning District. Recommended action: Schedule public hearing if the application is complete.
- IX. **10 Pettee Brook – Sign Master Plan.** Application for a sign master plan for the mixed-use building. Dennis Kostis, Ionian Properties, property owner and applicant; Sundance Sign Company, designer. Map 2, Lot 12-11. Central Business Zoning District. Recommended action: Schedule public hearing.
- X. **Public Hearing - Edgewood Road and Emerson Road Subdivision.** 2-lot subdivision and a boundary line adjustment. *Note that this application was originally submitted as a 4-lot subdivision but the applicant is changing it to a 2-lot subdivision (and possibly submitting a separate application in the future to subdivide the new lot further for a total of 4 lots). Jack Farrell, applicant. County Line Holdings, LLC and Mark Morong 1991 Trust, owners. David Vincent, surveyor. Map 1, Lot 15-0. Residence A Zoning District. Recommended action: Discussion of proposed changes and continuing the public hearing.
- XI. **Public Hearing - Master Plan Chapters.** Continued review of three new chapters: Community Character, Housing and Demographics, and Land Use (Existing). Recommended action: Okay chapters, if appropriate.
- XII. **Public Hearing – Site Plan Regulations.** The Durham Site Plan Regulations have been overhauled with a new draft including Part I – General Provisions, Part II – Site Plan Review Process, and Part III – Development Standards.
 - A. Part I – The board okayed this part earlier
 - B. Part II - Review and finalize proposed changes
 - C. Part III - Discuss process for reviewing

Recommended action: See above. Continue public hearing for appropriate parts.

(over)

XIII. Other Business:

A. Role of the Master Plan Advisory Committee

B. Pauly's Pockets – Role of Architectural Design Committee

XIV. Review of Minutes: May 28, 2014, August 13, 2014, September 10, 2014, September 17, 2014, October 8, 2014, November 5, 2014, November 12, 2014

XV. 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 **February 11, 2015.**