



TOWN OF DURHAM

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

****RECAP****

DURHAM PLANNING BOARD

Wednesday, January 28, 2015

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

- 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.

Accepted as complete. The public hearing was scheduled for February 11

- 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.

The public hearing was scheduled for February 11

- 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.

Postponed to February 25 at the applicant's request

- 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.

The board voted to endorse/okay the three chapters with the proviso that Strafford Regional Planning Commission incorporate comments that were made, as it deems appropriate, and then email me information itemizing the changes to be forwarded to the Planning Board.

- 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.

The board made a number of changes to Part II but did not finish its review of Part II. The board set a deadline of Friday, February 27, for staff, board members, and other interested parties to submit comments on Part III – Development Standards to the Town Planner. I will then incorporate all of the comments into one document for the board to review on March 11.

XIII. Other Business:

A. Role of the Master Plan Advisory Committee

Several board members spoke of the critical role of the MPAC and confirmed that the MPAC is carrying out its duties very well and as expected by the Planning Board.

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

The Town Planner updated the board on the discussions with the Design Committee and the applicant. Board members seemed comfortable with how the process is going. The Design Committee and applicant will present updated drawings for the board's consideration on February 11.

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

The minutes were all approved (some with changes).

XV. Adjournment