



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, January 11, 2017

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*

Paul Rasmussen, *Secretary*

Bob Brown

Barbara Dill

Jim Lawson, Town Council Rep.

Lorne Parnell

Alan Bennett, Council Alternate

Wayne Lewis, 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): September 28, 2016, October 12, 2016, October 26, 2016
- IX. **Recognition of Steve Roberts**, former Planning Board member, for his service to the Planning Board.
- X. **28 Colony Cove Road - Dock**. Permitted use for repair/replacement of existing dock serving a single-family residence on Little Bay. Rich Edmonds, Great American Properties, LLC, property owner. Steve Riker, Ambit Engineering, agent. Map 12, Lot 24-2. Residence Coastal District. Recommended action: Discuss and continue to January 25.
- XI. **44 Bennett Road – Garage**. Conditional use for construction of a 30 x 36 foot garage serving a single-family residence. The garage would be 75 feet from the Laroche Brook wetland where 100 feet is required. Tabb Family Trust, Tom Boisvert, Trustee, property owner. Joel Runnals, Norway Plains Associates, surveyor. Map 15, Lot 2-1. Rural District. Recommended action: Set public hearing
- XII. **Public Hearing - Zoning Amendments – Elderly and Multi-Unit**. Consideration of Town Council-initiated zoning amendments. Recommended action: Make recommendation
 - A. **Mixed Use with Residential**. Change Mixed Use with Residential (office/retail down, multiunit residential up) from conditional use to not permitted in the Central Business District.
 - B. **Mixed Use with Elderly Housing**. Add a new definition for Mixed Use with Elderly Housing (office/retail down, elderly housing up), allow as a conditional use in the Central Business District, and add references to this use in Section 175-41 Central Business District and Section 175-53 B. General Use Regulations.

(over)

- XIII. **Public Hearing - Zoning Ordinance - Accessory Dwelling Units**. Proposed amendments to the Zoning Ordinance addressing accessory dwelling units and accessory apartments including Article II – Definitions and Article XX – Performance Standards. The purpose is to bring the Town’s ordinance into compliance with recently adopted statute RSA 674: 71-73.
Recommended action: Make recommendation
- XIV. **Public Hearing - Friends Forever – Bed and Breakfast**. 3 Williams Way. Site plan to change use from single-family residence to bed and breakfast. The organization would house students in four sleeping rooms for two-week periods for its program working with youth from overseas conflict areas. The bed and breakfast will be open to the general public at other times. Minimal site changes are proposed. The offices are located next door at 1 Morgan Way. Friends Forever, Inc., property owner. Steve Martineau, director. Peter Loughlin, attorney. Residence Coastal District. Map 11, Lot 23-2. Recommended action: Final action.
- XV. **Public Hearing - Young Drive Redevelopment**. Design review (preliminary) application for the redevelopment of Young Drive into a senior housing project (55 years of age +). Young Drive, LLC, owner. Francis Chase, agent. Eric Metz, consultant. Dennis Quintal, engineer. Gary Lowe/Ned Adams, Lowe Associates, architect. Jeff Brown, attorney. Map 4, Lots 42-2 through 42-14, Lots 42-16 & 17, Lot 47-0. Coe’s Corner Zone. Recommended action: Continue or close design review, as appropriate.
- XVI. **Zoning Ordinance – General Amendments**. Numerous miscellaneous amendments are being proposed to the Zoning Ordinance based upon earlier discussions by the Planning Board, issues that have been raised in recent years, and a review of the ordinance by the Town Planner. Recommended action: Continue discussion.
- XVII. **Other Business**
- XVIII. **Review of Minutes** (new): none
- XIX. **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 comments 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 **January 25, 2016**.