



TOWN OF DURHAM
8 Newmarket Rd
Durham, NH 03824-2898
603/868-8064
Michael Behrendt, Durham Town Planner
mbehrendt@ci.durham.nh.us

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

****RECAP***
DURHAM PLANNING BOARD
Wednesday, January 11, 2017
Town Council Chambers
7:00 p.m.
AGENDA

Please see the notes at the end

I. Call to Order

VIII. Review of Minutes (old): September 28, 2016, October 12, 2016, October 26, 2016

Approved

IX. Recognition of Steve Roberts, former Planning Board member, for his service to the Planning Board.

Andrew Corrow presented Steve Roberts with a certificate and thanked him for his service.

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.

Postponed, probably to February 8

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.

Scheduled site walk for January 25 at 3:00 pm. Scheduled public hearing for January 25.

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.

A number of citizens spoke both for and against the Mixed Use with Residential amendment. The Planning Board discussed taking another approach – retaining this as a conditional use but

increasing the required habitable floor area per occupant from 600 to 1,000 or 1,200. Habitable floor area applies to unrelated households but not to families. Andrew Corrow, Jim Lawson, and Michael Behrendt will clarify the language and present the specifics to the board on February 8. The public hearing was continued to February 8. The Planning Department will notify property owners in the CB and PO districts of the proposed new language.

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.

The Planning Board voted to initiate the amendment. It will now be sent to Town Council.

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.

Approved.

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.

Postponed to January 25

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.

The board continued its review.

XVII. **Other Business**

XVIII. **Review of Minutes** (new): none

XIX. **Adjournment**