



TOWN OF DURHAM
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DURHAM PLANNING BOARD

Wednesday, January 25, 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
Nathaniel Morneau, 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): none**
- IX. **Public Hearing - 250 Newmarket Road – Patio.** Conditional use to install a patio adjacent to an existing single-family house within the wetland and shoreland overlay districts. Jason and Megan Lenk, property owners. Rural District. Map 18, Lot 3-1. Recommended action: Final action.
- X. **Public Hearing - 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 Laroche Brook where 100 feet is required in the Wetland Conservation Overlay District and 75 feet is required in the Shoreland Protection Overlay District. Tabb Family Trust, Tom Boisvert, Trustee, property owner. Joel Runnals, Norway Plains Associates, surveyor. Map 15, Lot 2-1. Rural District. Recommended action: Final action.
- XI. **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.

**POSTPONED TO FEBRUARY 8*

- XII. **Public Hearing - 2 Brook Way – Phi Sigma Sigma Sorority.** Site plan and conditional use/adaptive reuse for conversion of an existing multi-unit dwelling with 24 beds to sorority for 36 residents (plus one resident director). Exterior renovations to the building are proposed. Paul Berton, Fall Line Properties, LLC, property owner. Sandy Grossman and Heather Durant, representatives of Phi Sigma Sigma. Chris Wyskiel, attorney. Professional Office District. Map 2, Lot 9-4.

**POSTPONED.* Will advise once the applicant requests a new date.

(over)

XIII. **Public Hearing - Mill Plaza Redevelopment**. 7 Mill Road. Design Review (preliminary application). Site plan and conditional use for the redevelopment of this 10-acre site. The project involves demolition of the rear commercial building; construction of 2 new mixed-use buildings with commercial on ground level and residential above; 386 parking spaces, including 36 garage spaces; a total of 80,000 square feet of commercial; 174,000 square feet of residential space for 330 occupants; new public spaces; and other site changes. Colonial Durham Associates, LP, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Steve Cecil and Emily Innes, Harriman, site planner. Ari Pollack, attorney. Central Business District. Map 5, Lot 1-1.

**POSTPONED TO FEBRUARY 22*

XIV. **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*: Complete initial review.

XV. **Other Business:**

- Designate Planning Board representative to Addressing Committee
- Designate Planning Board representative to Integrated Waste Management Advisory Committee

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

XVII. **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 **February 8, 2017**.