



**TOWN OF DURHAM**  
8 Newmarket Rd  
Durham, NH 03824-2898  
603/868-8064  
Michael Behrendt, Durham Town Planner  
[mbehrendt@ci.durham.nh.us](mailto: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  
Nathaniel Morneau, Alternate  
-----  
Michael Behrendt, Town Planner  
Victoria Parmele, Minute Taker

***\*RECAP\****  
**DURHAM PLANNING BOARD**  
**Wednesday, January 25, 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): 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.

**Approved**

- 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.

**Approved**

- 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.**

- 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.

**The Planning Board completed its review. The Town Planner will now incorporate all of the comments and bring back a revised document in the next month or two.**

XV. **Other Business:**

- Designate Planning Board representative to Addressing Committee  
**Paul Rasmussen was appointed as the Planning Board representative**
- Designate Planning Board representative to Integrated Waste Management Advisory Committee

**If any Planning Board members are interested they will advise the chair and town planner.**

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

XVII. **Adjournment**