



TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Durham Town Planner

mbehrendt@ci.durham.nh.us

DURHAM PLANNING BOARD

Wednesday, February 8, 2017

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

<p><u>Planning Board members</u> Andrew Corrow, <i>Chair</i> William McGowan, <i>Vice Chair</i> Paul Rasmussen, <i>Secretary</i> Bob Brown Barbara Dill Jim Lawson, Town Council Rep. Lorne Parnell Alan Bennett, Council Alternate Wayne Lewis, Alternate Nathaniel Morneau, Alternate</p> <p>----- Michael Behrendt, Town Planner Victoria Parmele, Minute Taker</p>
--

- 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):**
- IX. **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: Set public hearing for February 22.
- X. **Zoning Amendments – Elderly and Multi-Unit.** Consideration of Town Council-initiated zoning amendments. Recommended action: Set public hearing for C.
 - A. **Public Hearing - 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.
 - B. **Public Hearing - 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.
 - C. **Habitable Floor Area for Apartments.** Prospective amendment, for discussion, to be offered by the Planning Board in place of proposed change to Mixed Use with Residential in B., above. In Article II. **Definitions**, in Table II-1. **Dwelling Density by Type** under definition for **Household**, reduce Maximum number of occupants in unrelated household per 300 square feet of habitable floor area for Apartment from .5 to .25 (thereby increasing the minimum area per occupant in an unrelated apartment from 600 to 1,200 square feet). This change would not affect family households, single or two-family dwellings, accessory apartments, elderly housing, nor apartments in the ORLI and MUDOR zones.

(over)

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. Recommended action: Close design review.

XII. **Other Business:**

XIII. **Review of Minutes** (new): November 9, 2016

XIV. **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 22, 2017**.