



## 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)

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### **\*RECAP\***

## **DURHAM PLANNING BOARD**

**Wednesday, February 8, 2017**

### **AGENDA**

#### I. **Call to Order**

- 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.

#### **Approved subject to conditions.**

- 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.

**This item including the two public hearings for A. and B. were continued to the March meeting. There were several comments from the public.**

(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.

**The design review was closed at the request of the applicant. Their next step is to apply for any necessary variances. They would then return to the Planning Board with a formal application at their option. There were numerous comments from the public.**

XII. **Other Business:**

**There was none.**

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

**Approved.**

XIV. **Adjournment**