



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, March 8, 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):**
- IX. **15 Main Street dormer**. Conditional use to add dormer at rear of house at 15 Main Street. Enlargement of nonconforming use for a single-family dwelling with more than three unrelated residents in a dwelling unit. No additional occupants are contemplated. Peter Murphy, property owner. Nick Isaak, architect. Church Hill District and Historic District. Map 5, Lot 2-2. Recommended action: Set public hearing for March 22.
- X. **Zoning Amendments – Elderly and Multi-Unit**. Consideration of Town Council-initiated zoning amendments. Recommended action: Make recommendations on amendments or revise if appropriate and set a new public hearing.
 - 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 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.
- XI. **Other Business:**
 - Discussion of policy for board members speaking with the public about legislative/administrative matters
- XII. **Review of Minutes (new):** December 14, 2016
- XIII. **Adjournment**

(over)

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 **March 22, 2017.**