



## TOWN OF DURHAM

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### DURHAM PLANNING BOARD

Wednesday, June 13, 2018

Town Council Chambers, Durham Town Hall

7:00 p.m.

### AGENDA

*\*Please see the notes at the end\**

#### Planning Board members

Paul Rasmussen, *Chair*

Barbara Dill, *Vice Chair*

Bob Brown, *Secretary*

James Bubar

William McGowan

Lorne Parnell

Carden Welsh, Town Council Rep.

Michael Lambert, Alternate

Nathaniel Morneault, Alternate

Sally Tobias, Council Alternate

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

- I. **Call to Order**
- II. **Roll Call and Seating of Alternates**
- III. **Approval of Agenda**
- IV. **Town Planner's Report**
- V. **Reports from Board Members who serve on Other Committees**
- VI. **Public Comments**
- VII. **Review of Minutes (old):**
- VIII. **Public Hearing - 27 Durham Point Road – Driveway and Conditional Use.** 1) Amendment to condition of approved subdivision to allow a new access and driveway and 2) Conditional use for driveway, utilities, and accessory structures to be situated within 100 foot wetland and 125 foot shoreland buffer. Gregory Sancoff, property owner. Mike Sievert, MJS Engineering, Engineer. Map 11, Lot 34-1. RC District. *Recommended action:* Discussion and continuation to July 11.
- IX. **Kennebunk Savings Bank sign.** 17 Madbury Road. Request for modification to approved sign master plan for Madbury Commons to allow for an additional building mounted sign on Madbury Road façade for Kennebunk Savings Bank. Ashley Gibbons for Kennebunk Savings Bank, applicant. Mimi Kell for GP Madbury 17, LLC, property owner. *Recommended action:* Final action.
- X. **Riverwoods Construction Plan.** Stone Quarry Drive. 1) Amendment to approved construction management plan as part of site plan for Riverwoods Continuing Care Retirement Facility and 2) Conditional use for activity within the wetland buffer to allow for construction staging on opposite lot on northeasterly corner of the intersection of Dover Road and Stone Quarry Drive - Map 11, Lot 8-16. Riverwoods Durham, applicant. Rockingham Properties, landowner. *Recommended action:* Set public hearing for June 27.
- XI. **Mill Plaza Redevelopment.** 7 Mill Road. Acceptance review and discussion of formal site plan application. 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. *Recommended action:* Review for completeness and set public hearing for June 27.
- XII. **Solar Energy Systems.** Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as both accessory uses and principal uses. Draft ordinance endorsed by the Durham Energy Committee. *Recommended action:* Continued review.

(over)

- XIII. **Zoning Amendments**: Proposed amendments to the Zoning Ordinance:
- A. Provision to allow for administrative review of temporary special event signs
  - B. A requirement to follow best practices for manure management
- Recommended action*: Set public hearing
- XIV. **Other Business**
- XV. **Review of Minutes** (new): March 14, 2018
- XVI. **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. For items that are not public hearings, the public may send written or emailed comments. Written or emailed comments should be sent to Michael Behrendt, Town Planner, at [mbehrendt@ci.durham.nh.us](mailto: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 agenda 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 at <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](mailto: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 **June 27, 2018**. The meeting on May 23 is a workshop for discussion of general planning issues. Applications are not reviewed at workshops.