



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, July 11, 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 Morneau, Alternate

Sally Tobias, Council Alternate

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. **Young Drive Condominium Conversions.** Application under the Subdivision Regulations to convert the duplexes on three separate lots into three separate 2-unit condominiums. 14 & 16 Young Drive (Map 4, Lot 42-8), 22 & 24 Young Drive (Map 4, Lot 42-6), and 25 & 27 Young Drive (Map 4, Lot 42-16). Young Drive LLC, property owner, c/o Francis Chase as agent. Coe's Corner District. Recommended action: Acceptance, scheduling a site walk if desired, and setting a public hearing for July 25
- IX. **Public Hearing - 91 & 93 Bagdad Road – Lot Line Adjustment.** Relocation of lot line on Map 10 between Lot 8-6 and Lot 8-8. Martha and Michael Mulhern, lot owners. Bob Stowell, Trittech Engineering, Surveyor. Residence B District. Recommended action: Final action
- X. **Public Hearing - 38 Bagdad Road – Two-lot subdivision.** Subdivision of 49,277 square foot lot. Tom Toye, property owner. Adam Fogg, Atlantic Survey, surveyor. Map 3, Lot 3-3. Residence A District. Recommended action: Final action if all is in order or continuation to July 25
- XI. **Public Hearing - Mill Plaza Redevelopment.** 7 Mill Road. 1) Site plan review and 2) Conditional Use for mixed use and activity within the wetland and shoreland overlay districts. 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. (Rick Taintor is serving as the Town's Contract Planner.) Central Business District. Map 5, Lot 1-1. Recommended action: Public hearing and continuation to July 25 or August 8
- XII. **Solar Energy Systems.** Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as both accessory uses and principal uses. Recommended action: Continued review
- XIII. **Other Business**
- XIV. **Review of Minutes (new):** April 25, 2018
- XV. **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. 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 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
- 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 **July 25, 2018**. The meeting on May 23 is a workshop for discussion of general planning issues. Applications are not reviewed at workshops.