



TOWN OF DURHAM

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Planning Board members

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

DURHAM PLANNING BOARD

Wednesday, October 10, 2018

Town Council Chambers, Durham Town Hall

7:00 p.m.

AGENDA

Please see the notes at the end

- 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** (See note 1 at the bottom)
- VII. **Review of Minutes** (old):
- VIII. **Emery Farm – New Farmstand.** 147 Piscataqua Road. Amendment to approved 2007 site plan for new 3,378 square foot farmstand building, new driveway, and other site changes. David Hills, applicant. Civilworks, engineer. Map 11, Lot 22-3. Residence Coastal District. Recommended action: Schedule public hearing for November 14 and schedule site walk.
- IX. **Wooden Nutmeg Farm Condominium – Lot Line Adjustment.** Bay Road. Lot line adjustment among several properties on Tax Map 20: Lots 3-2A, 3-2B, 3-2C, 6, 7-2, and 7-3. Bill Doucet, Doucet Survey, surveyor. Residence Coastal District. Recommended action: Schedule public hearing for November 14.
- X. **Public Hearing - 74 Main Street – Mixed-Use Building.** Design review site plan application for new four-story mixed use building on new lot being created from recent 2-lot subdivision. Douglas Clark, applicant. Mike Sievert, MJS Engineering, engineer. Lisa DeStefano, DeStefano Architects, architect. Sean O'Connell, Shaheen & Gordon, attorney. Town and Campus, Inc. c/o Jess Gangwer, property owner. Map 2, Lot 14-1. Central Business District.
- 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 Assoc., 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.

POSTPONED TO NOVEMBER 14 AT APPLICANT'S REQUEST

(over)

- XII. **Downtown Zoning Amendments.** Continued discussion on amendments to the Zoning Ordinance including changes to Section 175-7 Definitions; Section 175-42 Central Business District regarding the front entrance, number of stories, configuration of uses, and related issues; Section 175-54 Table of Dimensions regarding minimum lot area per dwelling unit in the CB District; Section 175-55 adding a reference; Section 175-56 General Dimensional Standards regarding minimum habitable floor area per occupant; and Section 175-112 Central Business District Special Conditions regarding the parking exemption.
- XIII. **Public Hearing - Solar Energy Systems – Revised Draft.** Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as accessory uses and principal uses. The Energy Committee presented a draft ordinance to the Planning Board on April 11. The Planning Board made a few changes and held a public hearing on the draft on April 25. The board closed the hearing and has been working on a revised draft since that time. The revised draft is now presented for a new public hearing.
- XIV. **Other Business**
- XV. **Review of Minutes** (new): June 27, 2018 & July 11, 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 at the meeting on agenda items for which a public hearing is expected to be scheduled nor on matters for which the public hearing has been closed. The public may send written or emailed comments on any matters except those 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) will be: 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 **November 7, 2018**. ***Note that October 24 is a Planning Board workshop and projects will not be reviewed that evening.