



TOWN OF DURHAM

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****RECAP****

DURHAM PLANNING BOARD

Wednesday, October 10, 2018

AGENDA

Planning Board members

Paul Rasmussen, *Chair*
Barbara Dill, *Vice Chair*
James Bubar, *Secretary*
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

The October 24 meeting will be a regular meeting (It had been scheduled as a workshop). An extra meeting has been set for November 7 which will be a workshop. There will be a regular meeting on November 14. There will be only one meeting the following month on December 12.

- 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.

The public hearing was set for October 24. A site walk was set for October 24 at 4:00 pm.

- 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.

The application was accepted as complete and the public hearing was set for October 24.

- 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.

The project was discussed. Numerous general comments were offered about the architectural design. The design review was closed. The applicant will submit a formal application when he is ready.

- 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. Two members of the public spoke at the public comments time questioning why the application is coming back to the board on November 14 if the plans are subject to change, as discussed in the October 5 memo to the board from Contract Planner Rick Taintor (on website). The Planning Board asked for clarification on this issue.

(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.

Various issues and potential changes were discussed. Continued to October 24.

- 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.

The public hearing was closed. The discussion was continued to the Planning Board workshop on November 7. The Town Planner will incorporate all public comments about specific sections of the draft into a document to facilitate the board's review.

- XIV. **Other Business**

None

- XV. **Review of Minutes (new):** June 27, 2018 & July 11, 2018

Postponed to next meeting.

- XVI. **Adjournment**