



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, November 14, 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*

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

- 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. **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. Recommended action: Discussion
- IX. **18 Main Street Parking Lot**. 18 Main Street and 12 Cowell Drive. Site plan for proposed 40-space parking lot to be built behind existing 4-unit building. Primary access would be through a separate lot with a single family house fronting on Cowell Drive. Toomerfs, LLC c/o Peter Murphy, property owner. Mike Sievert, MJS Engineering, engineer. Robbi Woodburn, landscape architect. 18 Main Street - Map 4, Lot 55 – Church Hill District. 12 Cowell Drive – Map 4, Lot 38-5 – Residence A District. Recommended action: Depends upon action by ZBA prior evening
- X. **Hotel – Hetzel and Alexander**. Main Street and Mill Road on UNH Campus. Conceptual site plan on 1.35 acres. The hotel would incorporate the existing Hetzel Hall (the north, east, and west facades would be retained and restored) and a new addition (Alexander Hall would be demolished). Existing surface parking to the south would be used and a one level parking deck might be added. Elliott Sidewalk Communities LLC, Sparks, Maryland, c/o Tim Elliott, applicant. University of New Hampshire, c/o David May, property owner. Map 13, Lot 7-3UNH. Residence A District. Recommended action: Discussion
- XI. **66 Main Street Mixed-Use Project**. 66 Main Street. Conceptual site plan on 1.18 acres. Mixed-use project with two separate buildings and central promenade linking Main Street to Pettee Brook Lane. Restaurant, retail stores, office space, residential, and garage parking. Elliott Sidewalk Communities LLC, Sparks, Maryland, c/o Tim Elliott, applicant. University of New Hampshire, c/o David May, property owner. Map 2, Lot 14-2UNH. May also include Town parking lot behind on Pettee Brook Lane. Central Business District. Recommended action: Discussion

(over)

XII. Other Business

XIII. Review of Minutes (new): None

XIV. 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 **December 12, 2018.**