



## TOWN OF DURHAM

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### ***\*RECAP\****

## **DURHAM PLANNING BOARD**

**Wednesday, December 12, 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 Morneault, Alternate  
Sally Tobias, Council Alternate

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Michael Behrendt, Town Planner  
Victoria Parmele, Minute Taker

I. **Call to Order**

- IX. **Public Hearing – 215 and 221 Packers Falls Road – Lot Line Adjustment.** Lot line adjustment between 215 Packers Falls Road, Map 17, Lot 13-2 and 221 Packers Falls Road, Map 17, Lot 13-1. Arne, LLC, c/o Ray Donahue, owner of both lots. Rural District.

**Approved**

- X. **48 Edgewood Road – 2-Lot Subdivision.** Subdivision of 2.16 acre lotMap 1, Lot 16-2. Residence A District.

**Accepted as complete, a public hearing was set for January 9, two waivers were approved, and a site walk was scheduled for Thursday, December 13, at 3:00 pm.**

- XI. **56 Dover Road – Sign Master Plan.** Sign master plan for up to six commercial tenants. Six signs are proposed including one freestanding pylon-style directory sign. Map 11, Lot 8.

**The public hearing was set for January 9. There won't be a site walk.**

- XII. **50 Langley Road – Conditional Use.** Conditional use for installation of various structures around an existing cabin within the 125 foot buffer of the Shoreland Protection Overlay District and the 100-foot buffer of the Wetland Conservation Overlay District. Map 12, Lot 13-1.

**A public hearing was set for January 9 and a site walk was scheduled for Thursday, December 13, at 2:00 pm.**

- XIII. **18 Main Street - Parking Lot.** Site plan and conditional use for proposed 40-space parking lot to be built behind existing 4-unit building. Toomerfs, LLC c/o Peter Murphy, property owner.

**The application was accepted as complete, a site walk was scheduled for December 19 at 2:00 pm, and the public hearing was set for January 9.**

- XIV. **25 Madbury Road – Changes to the Building.** Site plan for expansion and reconfiguration of building housing Kappa Delta Sorority, minor site changes, and conditional use for expansion of use, exceeding 30 feet in building height, and construction within the Wetland Conservation Overlay District.

**The application was accepted as complete, the waiver from surveying the lot was denied, a site walk was scheduled for December 19 at 3:00 pm and the public hearing was set for January 9.**

- XV. **Parking Section of Zoning Ordinance – Proposed Revisions.** Proposed changes to the existing ordinance.

**The ordinance was discussed and the discussion was continued to January 23.**

XVI. **Solar Energy Systems – Revised Draft**. Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as accessory uses and principal uses.

**The discussion was postponed to January 23.**

XVII. **Other Business**

- **Discussion whether or not to include a sign-in sheet for public hearings**

**Instead of a sign up sheet, the chair will ask for an informal show of hands to see how many people intend to speak for each public hearing. The chair will limit comments to 5 minutes at his discretion, when the agenda is full. Citizens will be asked not to speak a second time until everybody has spoken.**

XVIII. **Review of Minutes** (new): July 25, 2018, August 8, 2018, August 22, 2018

**All approved**

XIX. **Adjournment**