



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, March 13, 2019

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**
- VII. **Review of Minutes (old):** October 24, 2018 & November 7, 2018
- VIII. **Public Hearing - 32 Cedar Point Road – Conditional Use.** Conditional use for revetment (retaining wall) within the Shoreland Protection Overlay District. Heiderscheidt Trust, Benedict and Manisha Heiderscheidt, Trustees, property owner. Steve Riker, Wetland Scientist, Ambit Engineering, designer. Map 12, Lot 1-8. Recommended action: Final action
- IX. **Public Hearing – Tree Cutting on Packers Falls Road.** Request from Eversource Energy to trim and remove trees along Packers Falls Road, which is designated a scenic road. Review in accordance with RSA 231:158. Ian Farley, Arborist with Eversource. William Burleigh, Asplundh, contractor. Recommended action: Final action if acceptable
- X. **149 Mill Road Lot Line Adjustment.** Lot line adjustment between 149 Mill Road, Map 14, Lot 7-5 owned by Scott (and Claire) Righini and vacant lot on Map 14, Lot 7-7 owned by Adam, Jade, and Troy Fogg. Adam Fogg, Atlantic Survey, surveyor. Recommended action: Accept as complete and schedule public hearing for March 27.
- XI. **Solar Energy Systems – Revised Draft.** Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as accessory uses and principal uses. Recommended action: Finalize draft if acceptable and schedule public hearing.
- XII. **Parking Section of Zoning Ordinance – Proposed Revisions.** Proposed changes to Article XXI – Off-Street Parking and other sections of the Zoning Ordinance related to parking. Recommended action: Discussion.
- XIII. **Minor Site Committee.** Discussion of proposed amendments to the Site Plan Regulations to create a procedure for minor site applications. Continued from earlier discussion. Recommended action: Discussion.
- XIV. **Other Business**
- XV. **Review of Minutes (new):** December 12, 2018
- XVI. **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 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 **March 27, 2019.**