



TOWN OF DURHAM

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Durham, NH 03824-2898

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, March 27, 2019

Town Council Chambers, Durham Town Hall

7:00 p.m. (6:00 pm – closed session)

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

6:00 p.m. Closed session with Town Attorney Laura Spector to discuss conditional uses

7:00 p.m. Regular meeting begins (at 7:00 pm or shortly thereafter)

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- 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):**
 - VIII. ***Public Hearing - 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:* Final action.
 - IX. ***Public Hearing - UNH Spaulding Hall Expansion and Renovation***. Review and opportunity to provide nonbinding comments to the University in accordance with RSA 674:54 – Governmental Land Uses. \$86 million project for 50,000 square foot addition and major renovation of existing 83,000 square foot Spaulding Hall biology facility. Presentation by Doug Bencks, University Architect and Director of Campus Planning. *Recommended action:* Offer any nonbinding comments.
 - X. ***Public Hearing - Solar Energy Systems – Revised Draft***. Proposed amendments to the Zoning Ordinance to accommodate solar energy systems as accessory uses and principal uses. *Recommended action:* Initiate amendments or make additional changes.
 - XI. ***Rules of Procedure***. Review of proposed new set of Planning Board Rules of Procedure. *Recommended action:* Set public hearing once draft acceptable.
 - XII. **Other Business**
 - XIII. **Review of Minutes (new):** November 14, 2018; Site walk minutes – March 13, 2019, February 13, 2019
 - XIV. **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 **April 10, 2019.**