



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, November 13, 2019

AGENDA

Planning Board members

Paul Rasmussen, *Chair*
Barbara Dill, *Vice Chair*
Richard Kelley, *Secretary*
James Bubar
William McGowan
Lorne Parnell
Carden Welsh, Council Rep.
Heather Grant, Alternate
Michael Lambert, Alternate
Sally Tobias, Council Alternate
Sarah Wrightsman, Alternate

Michael Behrendt, Town Planner
Victoria Parmele, Minute Taker

I. **Call to Order**

VII. **Review of Minutes (old): September 25, 2019**

Approved

VIII. **Lot Line Adjustment – Sullivan Falls Road.** 5, 9, and 11 Sullivan Falls Road. Map 17, Lots 53-10 and 53-11 owned by Richard Lord. Map 17, Lot 53-3 owned by Sandeep and Jessica Sobti. Eric Mitchell, surveyor. Rural District.

The application was accepted as complete and the public hearing was set for December 11.

IX. **Public Hearing - Mill Plaza Redevelopment.** 7 Mill Road. Continued review of formal application for: 1) Site plan and 2) Conditional Use for mixed use redevelopment project and activity within the wetland and shoreland overlay districts.

Numerous comments were made. The public hearing and the review was continued to January 22. The applicant will flush out a full site plan for January 22 based on the most recent plan that was submitted for November 13.

X. **19-21 Main Street – Parking Lot.** Preliminary design review for site plan and conditional use for parking lot on four lots and reconfiguration of the entrance. Toomerphs, LLC c/o Pete Murphy, property owner. Map 5, Lots 1-9, 1-10, 1-15, and 1-16. Church Hill District.

The review is continued to December 11. A site walk open to the public is scheduled for Monday, November 25 at 11:00 am. The public hearing has not been scheduled yet.

XI. **56 Main Street – New Restaurant.** The site plan for new restaurant, Italian market, and events space was approved on May 22. Doug Clark, applicant. Peter Murphy, property owner. Map 2, Lot 14-4. Central Business Zone.

A. **Sewer Line.** Request for modification from approval to upgrade only sewer line on subject lot.

Approved.

B. **Parking.** Review of proposed off-site parking and parking impact fee.

Approved up to 11 spaces to be used off-site for employees.

XII. **Short-Term Rental Ordinance** (originally called Bed and Breakfast/Air B&B Ordinance). Proposed amendments to the Zoning Ordinance initiated by the Town Council regarding short-term rentals.

A number of revisions were finalized. A public hearing on the revised draft will be held on December 11.

XIV. **Review of Minutes (new):** October 11, 2019 site walk; October 16, 2019, October 30, 2019

Not reviewed.

XVI. **Adjournment**