



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, February 12, 2020

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*

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**
- 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 - Zoning Amendments related to Agriculture.** Extensive amendments to the Zoning Ordinance relating to agriculture proposed by the Durham Agricultural Commission.
Recommended action: Public hearing and discussion.
- IX. **Public Hearing - Subdivision off Gerrish Drive.** Parcel at 91 Bagdad Road (address). Preliminary conceptual application for conservation subdivision for 8 to 12 houses on 16-acre lot off Gerrish Drive. Marti and Michael Mulhern, property owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 10, Lot 8-6. Residence B District. Recommended action: Public hearing, discussion, and closing conceptual review.
- X. **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. Colonial Durham Associates, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Ari Pollack, attorney. (Rick Taintor is serving as the Town's Contract Planner.) Central Business District. Map 5, Lot 1-1. Recommended action: Public hearing and discussion.
- XI. **30 Old Piscataqua Road – 3 Lot Subdivision.** Application for 3-lot subdivision. John and Judith Churchill, property owners. Tobin Farwell, Farwell Engineering Services. Map 11, Lot 9-4. Residence A District. Recommended action: Acceptance and scheduling public hearing for March 11.
- XII. **83 Mill Road – Conditional Use.** Conditional use to place water line, septic lines and frost wall on accessory structure in the Wetland Conservation Overlay District. The purpose is to convert an existing garage to an accessory apartment. Charles and Trisha Waters, property owners. Mike Sievert, engineer. Map 7, Lot 2. Residence B District Recommended action: Discussion and scheduling public hearing for February 26.

(over)

XIII. **Alpha Tau Omega Fraternity Site Plan.** 18 Garrison Avenue (formerly UNH's Elizabeth DeMeritt House). Preliminary design review application for site plan and conditional use to establish fraternity, expand building, and further develop the site including additional parking. Richmond Property Group, owner. Bruce Scammen, Emanuel Engineering. Isaac Schlosser and Shawn Lorg, Krittenbrink Architecture. Map 2, Lot 12-12. Central Business District.
Recommended action: Discussion, site walk, and scheduling of public hearing for March 11.

XIV. **Other Business**

XV. **Review of Minutes** (new): January 22, 2020

XVI. **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.* Comments on all matters, except those for which a public hearing is on the agenda, should be made during the Public Comments time. The public may speak and submit written or emailed comments on any subject except for active matters where the public hearing has been closed.
- 2) **Submission of information.** Emails and letters should be sent to Michael Behrendt, Town Planner, at mbehrendt@ci.durham.nh.us or at the address above. Correspondence that pertains to current Planning Board matters (except where 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 **February 26, 2020.**