



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, March 11, 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. **253 Durham Point Road – Solar Array.** Conditional use for freestanding solar array serving a single family house located in the Wetland Conservation Overlay District. Bonnie Brown, property owner. Erik Pickhardt, Go Solar, contractor. Map 12, Lot 15. Residence Coastal District. Recommended action: Set public hearing for March 25.
- IX. **Public Hearing - Historic District Amendments.** Review of draft amendments to Article XVII. Durham Historic Overlay District of the Zoning Ordinance pertaining to purview and procedures of the HDC. Proposed by the Historic District Commission. Recommended action: Review of proposed amendments.
- X. **Public Hearing - 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 Scamman, Emanuel Engineering. Isaac Schlosser and Shawn Lorg, Krittenbrink Architecture. Map 2, Lot 12-12. Central Business District. Recommended action: Close public hearing and provide comments to the applicant.
- XI. **Public Hearing - Mill Plaza Redevelopment.** 7 Mill Road. Continued review of formal application for site plan and 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: Discuss and continue public hearing to date to be determined.
- XII. **Other Business**
- XIII. **Review of Minutes (new):** February 12, 2020
- 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.* 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 **March 25, 2020.**