



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, March 25, 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

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. **Dover Road – Lot Line Adjustment.** Lot line adjustment at 88 Dover Road to expand the lot with Yates Electric (behind the Durham Police Station). Map 11, Lot 4-2 owned by Coyote Court, LLC (Nancy Yates). 1+ acre to be conveyed from 92 Dover Road, Map 11, Lot 3-2, owned by John and Katrine MacGregor. Chris Hickey, c/o Eric Mitchell & Associates, surveyor. *Recommended action:* Accept as complete and set a public hearing for April.
- IX. **Public Hearing - 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:* Continue or postpone to April 29.
- X. **Public Hearing - Historic District Amendments.** The original set of amendments was modified so this new hearing is scheduled. Proposed 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:* Initiate amendments.
- XI. **74 Main Street – Mixed-Use Building.** Design review site plan application for new 31,000 square foot five-story mixed use building (at corner of Main Street and Pettee Brook Lane). Douglas Clark, c/o Clark Properties, LLC, owner and applicant. Zachary Smith, c/o Bergmeyer, architect. Map 2, Lot 14-1. Central Business District. *Recommended action:* Set public hearing.
- XII. **Presentation on Stormwater Management.** April Talon, Durham Town Engineer.
- XIII. **Zoning Amendments related to Agriculture.** Extensive amendments to the Zoning Ordinance relating to agriculture proposed by the Durham Agricultural Commission. (The public hearing is closed.) *Recommended action:* Discussion.
- XIV. **Other Business**
 - **Mill Plaza drainage plan.** Consideration of recommendation from Town Engineer to hire a third party to review stormwater management plan for Mill Plaza project

(over)

XV. **Review of Minutes** (new): February 26, 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 **April 15, 2020.**