



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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Planning Board members

(7 voting)

Paul Rasmussen, *Chair*
Lorne Parnell, *Vice Chair*
Richard Kelley, *Secretary*
James Bubar
Barbara Dill
William McGowan
Sally Tobias, *Council Rep.*
Heather Grant, *Alternate*
Guy Johnson, *Alternate*
Michael Lambert, *Alternate*
Jim Lawson, *Council*
Alternate
Ray Philpot, *Alternate*

RECAP

DURHAM PLANNING BOARD

Wednesday, January 13, 2021

AGENDA

I. **Call to Order**

VII. **Review of Minutes** (old): October 28, 2020, November 18, 2020 & December 2, 2020 Site Walk

APPROVED

VIII. **Public Hearing - Downtown Zoning Amendments**. Zoning amendments regarding height, stories, uses, density, and building configuration in the Central Business District; drive-through facilities in various districts; method for determining building height; and related changes.

Several comments were offered. Additional language to set back the 5th floor from Main Street and from those lots restricted to three stories was incorporated into the draft for consideration at the next public hearing which will be held on February 10.

IX. **Public Hearing - 56-62 Main Street – Condominium Conversion** Proposed conversion of 56-62 Main Street from four existing condominium units to five condominium units. Doug Clark, applicant. Mike Sievert, MJS Engineering, engineer.

Approved

X. **Public Hearing - 190 Piscataqua Road Lot Line Adjustment**. Lot line adjustment between 190 Piscataqua Road, Map 12, Lot 7, owned by Thomas Daly c/o Daly Rev. Trust and 194 Piscataqua Road, Map 12, Lot 6-2, owned by John Leland. Eric Buck, Terrain Planning and Design, agent.

Approved

XI. **Public Hearing - Subdivision off Gerrish Drive**. Parcel at 91 Bagdad Road (address). Formal application for conservation subdivision for single family and duplex houses (15 units total) on 16-acre lot off Gerrish Drive including conditional use for wetland crossings.

Attorney Sharon Somers discussed the access easement off Bagdad Road, engineer Mike Sievert presented the plan again, wetland scientist Mark West discussed the wetlands and buffers. There were a number of public comments. The Planning Board voted to require an outside review of the stormwater study. The public hearing was continued to February 10.

XII. **5 Glassford Lane – Bank Stabilization Plan**. Permitted Use B application to stabilize shore of Pettee Brook with boulder revetment for existing single family house. Paul and Lucinda Rasmussen, property owner. Mike Sievert, MJS Engineering, engineer.

Approved

XIII. **19-21 Main Street – Parking Lot**. Formal application for site plan and conditional use for parking lot on four lots and reconfiguration of the entrance. Toomerfs, LLC c/o Pete Murphy and Tim Murphy, owners.

The board discussed the traffic study with Steve Pernaw, traffic engineer. The public hearing will continue on January 27.

XIV. **Other Business**

The chair will discuss holding an extra meeting with board members.

XVI. **Adjournment**