



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, February 10, 2021

AGENDA

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*

Michael Behrendt, *Town*
Planner
Victoria Parmele, *Minute*
Taker

I. Call to Order

VII. Review of Minutes (old): December 2, 2020 & December 16, 2020

Approved

VIII. Climate Action Master Plan. Discussion with Kyle Pimental, Principal Planner with Strafford Regional Planning Commission, about Climate Action Master Plan (CAMP).

Kyle gave an update about the plan. The draft chapter will be presented in April 2021 to the Agriculture Commission, Conservation Commission, Energy Commission, and Planning Board. The board will decide at that time if the plan should be an administrative plan or a master plan adopted by the Planning Board.

IX. 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. New changes discussed by the board on October 28 are incorporated.

The Planning Board voted to support the amendments with numerous changes from the original Town Council draft. The proposal will be presented to the Town Council probably on March 1. If the council wishes to proceed with this version it will schedule a public hearing. This updated draft will be posted to the website within a few days (Planning Board - Completed Projects - 2021).

X. 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. Marti and Michael Mulhern, property owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 10, Lot 8-6. Residence B District.

There was a general discussion about the conditional use criteria. Several public comments were made. The chair asked if any members thought an additional outside study or peer review was needed and there were no responses. The project was continued to March 10. The peer review of the drainage study will be presented then.

XI. Other Business

- Suggested change to Rules of Procedure regarding remote participation of members

To be discussed on February 24

XII. Review of Minutes (new): January 13, 2021 site walk

Not reviewed.

XIII. Adjournment