



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, March 24, 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*

Jim Lawson, *Council*

Alternate

Ray Philpot, *Alternate*

Michael Behrendt, *Town
Planner*

Victoria Parmele, *Minute
Taker*

I. **Call to Order**

- IX. **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. Presentation of peer review for drainage studies. Marti and Michael Mulhern, property owners. Mike Sievert, Horizons Engineering. Robbi Woodburn, Landscape Architect. Map 10, Lot 8-6. Residence B District. ***Recommended action:*** Discussion and continuation to April 14.

The board voted on each conditional use criteria for the wetland conservation overlay district for the three wetlands and activity in the wetland buffer. With several caveats and conditions, the board found that all of the criteria were met. The board still has to review the general conditional use criteria and the subdivision application itself. The review was continued to April 28.

- X. **Public Hearing - Mill Plaza Redevelopment**. 7 Mill Road. Continued review of 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. Emily Innes and Sharon Ames, Harriman, project designer. (Rick Taintor is serving as the Town's Contract Planner.) Central Business District. Map 5, Lot 1-1. ***Recommended action:*** Discussion and continuation to April 14 or 28.

The board discussed the project and heard numerous comments from the public. The review was continued to April 28. A special meeting has been tentatively scheduled for May 19.

- XI. **74 Main Street – Design Review** Related site changes are also proposed for the adjacent lot to the east at 72 Main Street, Map 2, Lot 14-1. 74 Main Street - preliminary site plan and conditional use application for demolition of current woodframe building and construction of a 5-story mixed-use building with commercial use, 15 residential units, and 13 shared parking spaces. Doug Clark, applicant. Mike Sievert, Horizons Engineering. Map 2, Lot 14-1-1. Central Business Zone. ***Recommended action:*** Discussion and setting public hearing for April 14.

The application was presented and a public hearing was scheduled for April 14. The board may schedule a site walk at a later time.

- XII. **Public Hearing - Yates Electric – New Building**. 88A Dover Road (behind Police Station). Site plan for new 1,800 square foot storage building/garage and driveway. Coyote Court, LLC, c/o William and Nancy Yates, owner. Bob Scholefield, applicant. Map 11, Lot 4-2. ***THIS REVIEW AND THE PUBLIC HEARING ARE POSTPONED TO APRIL 14.***

The review and public hearing is postponed to April 14.

XIII. **Other Business**

There was none.

XV. **Adjournment**