



TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Durham Town Planner

mbehrendt@ci.durham.nh.us

RECAP

DURHAM PLANNING BOARD

Wednesday, April 14, 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.*

Nicholas Germain, *Alternate*

Heather Grant, *Alternate*

Chuck Hotchkiss, *Council*

Alternate

Ellie Lonske, *Alternate*

Ray Philpot, *Alternate*

Michael Behrendt, *Town*

Planner

Victoria Parmele, *Minute*

Taker

I. **Call to Order**

- VIII. **Public Hearing - Yates Electric – New Building**. 88A Dover Road (behind P plan for new 1,800 square foot storage building/garage and driveway. Coyote William and Nancy Yates, owner. Bob Scholefield, applicant. Map 11, Lot 4-2 (OR) District.

Approved

- IX. **Public Hearing - 74 Main Street – Design Review** Preliminary site plan and conditional use application for demolition of current wood frame 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.

The design review was closed. The formal application is scheduled for May 12 if the application is submitted.

- X **Public Hearing - 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. Presentation of peer reviews for traffic and drainage studies. Toomerfs, LLC c/o Pete Murphy and Tim Murphy, owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 5, Lots 1-9, 1-10, 1-15, and 1-16. Church Hill District.

This application was postponed to May 12 at the applicant's request. On Monday the Zoning Board of Adjustment voted to support an appeal from abutters regarding the Planning Board decision that the project is surface parking with a finding that the project is structured parking. Structured parking is not allowed in the Church Hill district. The applicant is now considering their options.

XI. **Other Business**

The Planning Board workshop scheduled for May 26 is postponed due to the workload with current applications. No new date was set.

In light of the ZBA's decision about 19-21 Main Street pursuant to the current definitions in zoning for surface parking and structured parking and concern about the ambiguity of those definitions the Town Planner will work with board members Paul Rasmussen, Barbara Dill, and Chuck Hotchkiss to revise those definitions and to prepare other zoning amendments for items (most likely fairly straightforward items) that are backlogged.

The board will decide later to hold a special meeting tentatively scheduled for May 19 to discuss Mill Plaza and other matters.

- XII. **Review of Minutes** (new): February 10, 2021, March 10, 2021, March 24, 2021 Site Walk

Approved

- XIII. **Adjournment**