



## TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Durham Town Planner

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***\*This meeting will be conducted in Council Chambers.  
The public is welcome to attend in Council Chambers  
or via Zoom remotely.***

***Please see sections on Public Input, Zoom Instructions,  
and Other Information at the end of this agenda.***

### **DURHAM PLANNING BOARD**

**Wednesday, February 9, 2022**

**Town Council Chambers, Durham Town Hall**

**7:00 p.m.**

### **AGENDA**

***\*Please see the notes at the end\****

#### **Planning Board members**

(7 voting)

Paul Rasmussen, *Chair*

Lorne Parnell, *Vice Chair*

Richard Kelley, *Secretary*

James Bubar

Heather Grant

William McGowan

Sally Tobias, *Council Rep.*

Barbara Dill, *Alternate*

Nicholas Germain, *Alternate*

Chuck Hotchkiss, *Council*

*Alternate*

Ellie Lonske, *Alternate*

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Michael Behrendt, *Town  
Planner*

Patricia Denmark, *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): January 12, 2022 Site Walk Minutes
- VIII. **4 Old Landing Road – Expansion of Multi-Unit Residence.** 4 Old Landing Road. Site plan and conditional use to add two 4-bedroom apartments in the attic to existing house with eight 2-bedroom units. Mark Henderson, property owner. Nick Isaak, architect. Map 5, Lot 6-1. Courthouse District. Recommended action: Accept as complete and schedule public hearing.
- IX. **Pike Property – 2-Lot Subdivision.** 275 and 279 Packers Falls Road. Lot line adjustment between two existing lots and 2-lot subdivision of larger existing lot. It is proposed that the resultant 36-acre lot would be conveyed to the Town of Durham and a conservation easement would be held by the Southeast Land Trust (SELT). The site is located just east of Thompson Forest. Duane Hyde c/o SELT, applicant. Pike Family Trust, property owner. Map 14, Lots 10-2 and 10-3. Rural District. Recommended action: Accept as complete and schedule public hearing.
- X. **15 Newmarket Road – Food Truck Court.** Preliminary application (for discussion only) to create a food truck court at 15 Newmarket Road, the old Durham Town Offices. The development would be created behind the building including food trucks, shed pavilions, a landscaped community gathering space, reuse of the salt shed and old ORYA building, and other site changes. Scott and Karen Letourneau, applicants. William and Carrie Salas, property owners. Map 5, Lot 4-10. Recommended action: Provide nonbinding comments.

(over)

XI. **Public Hearing - Mill Plaza Redevelopment**. 7 Mill Road. Continued review of application for site plan and conditional use for mixed-use redevelopment project, drive-through facility for bank, 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: Determine the next steps in the review.

XII. **Other Business**

XIII. **Review of Minutes** (new): January 12, 2022

XIV. **Adjournment**

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**\*PUBLIC INPUT**

Members of the public may provide input to the Planning Board in one of three ways:

- 1) Email. Send an email or letter to Michael Behrendt, Town Planner, at [mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us). See 2) Submission of Information under OTHER INFORMATION, below.
- 2) Zoom. Participate in the meeting via Zoom. See the instructions below.
- 3) Speaking at the meeting itself.

**\*ZOOM – INSTRUCTIONS FOR ZOOM CALL-IN AND PUBLIC PARTICIPATION**

*The public is welcome to participate in the meeting via Zoom. Project applicants met participate via Zoom but are encouraged to present in person.*

**To Participate by Video**

**VIDEO INSTRUCTIONS:** In order to access any LIVE Zoom Public Meeting, you must be **Preregistered**. Preregistering for any Zoom Public Meetings can be done by clicking: [https://www.ci.durham.nh.us/boc\\_dcatgovernance/zoom-video-conference-meetings](https://www.ci.durham.nh.us/boc_dcatgovernance/zoom-video-conference-meetings).

**To Participate by Audio**

**AUDIO ONLY CALL-IN INSTRUCTIONS:** In order to access any live Zoom Public Meeting by telephone, you **MUST** be **preregistered**. Then call: **1-929-436-2866**, enter the **Meeting ID** and **Password**. Zoom Meeting ID's and Passwords are only available to **preregistered** participants. You can **preregister** at: [https://www.ci.durham.nh.us/boc\\_dcatgovernance/zoom-video-conference-meetings](https://www.ci.durham.nh.us/boc_dcatgovernance/zoom-video-conference-meetings).

**IMPORTANT!**

1. **Please be sure your full name is viewable, and you are identifiable when using Zoom.**
2. **Your video will be turned off and audio muted until the Public portion of the meeting opens.**
3. **If watching on Channel 22 or DCAT LiveStream be sure your computer/TV audio is muted when using Zoom.**

These are LIVE Public meetings and we ask that your audio and video be muted. If not, the host will mute them for you. You will not be able to communicate directly with anyone in the Zoom meeting at this time. Participants will have the opportunity to comment during Public Comments, or when a Public Hearing is opened. We ask that you mute your audio and video after you've commented; if not, the host will mute them for you. If you wish to submit comments for public input, please submit them via email by 5:00 PM on the day of the meeting, but preferably earlier.

If you should have difficulty, please send DCAT an email: [dcat@ci.durham.nh.us](mailto:dcat@ci.durham.nh.us) or by calling **603-590-1383**.

### **\*OTHER INFORMATION**

- 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 (including comments on agenda items this evening). 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](mailto: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 distributed to members at 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 on the Town website <http://www.ci.durham.nh.us/>. 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. To see background documents related to specific agenda items, see the agenda on the website and 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](mailto: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 communication aids are needed.
- 8) Next meeting. The next regular Planning Board meeting will be on **February 23, 2022**.