



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, March 23, 2022

AGENDA

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*

Emily Friedrichs, *Alternate*

Nicholas Germain, *Alternate*

Chuck Hotchkiss, *Council*

Alternate

Michael Behrendt, *Town
Planner*

Patricia Denmark, *Minute
Taker*

I. Call to Order

VII. Review of Minutes (old): February 9, 2022, Site Walk Minutes of February 23, 2022.

Approved

VIII. Durham Point Road – New Driveway. Conditional Use Application for driveway to cross wetland buffer for new single-family house. Karon Walker, owner. Scott Boudreau, surveyor. Map 11, Lot 38-2. Residence Coastal Zone

A site walk is set for Saturday, April 16, at 10:00 am. The public hearing was set for April 27.

IX. 32-34 Madbury Road – Expansion of Apartments. Site Plan and Conditional Use Application for new 3-story building with 6 dwelling units and 17 beds. The existing apartment which is a nonconforming use can be expanded up to 50% by conditional use. AAM Durham Residences, LLC, property owner, c/o Craig Pfannenstiehl and Megan Thayer. Mike Sievert, Horizons Engineering, engineer. Map 2, Lot 10-3. Professional Office District.

The application was accepted as complete. The public hearing was set for April 20. The board scheduled an extra meeting on April 20.

X. Public Hearing - 74 Main Street – Mixed-Use Building. Formal site plan and conditional use application for demolition of current wood frame building and construction of a 4-story mixed-use building with nonresidential uses, 12 residential units, and 5 parking spaces. Minor site changes are also proposed for the adjacent lot at 72 Main Street. Doug Clark, applicant. Mike Sievert, Horizons Engineering. Map 2, Lot 14-1-1. Central Business Zone.

A revised conceptual plan was discussed. The review was continued to April 27.

XI. Public Hearing - 19-21 Main Street – Parking Lot. Formal site plan and conditional use application for parking lot as principal use on four lots and reconfiguration of the entrance. Toomerfs, LLC c/o Pete Murphy and Tim Murphy, owners. Mike Sievert, engineer. Map 5, **Lots 1-9, 1-10, 1-15, and 1-16. Church Hill District**

Tim Phoenix, attorney for the applicant, gave a presentation about the project and then the public hearing was reopened. Several people spoke. There was not time for the board to discuss the project. The review was continued to April 20.

XII. Other Business

There was none.

XIV. Adjournment