



## TOWN OF DURHAM

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### **\*RECAP\***

#### **DURHAM PLANNING BOARD**

**Wednesday, November 8, 2023**

**Town Council Chambers, Durham Town Hall**

**7:00 p.m.**

#### **AGENDA**

#### Planning Board members

(7 voting)

Paul Rasmussen, *Chair*  
Heather Grant, *Vice Chair*  
Emily Friedrichs, *Council Rep*  
Richard Kelley  
William McGowan  
Peyton McManus  
Sally Tobias  
Tom DeCapo, *Alternate*  
Chuck Hotchkiss, *Council  
Alternate*  
Chris McClain, *Alternate*

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Michael Behrendt, *Town  
Planner*  
Patricia Denmark, *Minute  
Taker*

#### I. **Call to Order**

- VIII. **Fitts Farm – Shed Addition**. Request for waiver from site plan review for 24 square foot (4 feet x 6 feet) addition to existing mail kiosk for storage of materials. Marden Way just off Emerson Road. Requested by Robert Dusinger, Maintenance Manager, Fitts Farm. Tax Map 104, Lot 21. Residence A District

**The waiver was approved.**

- IX. **Public Hearing - 81 Dover Road – Community Center**. Conditional use application from Arts in Reach to establish a community center for arts programming. The nonresidential program serves youth 11 to 18 in school, after school, during school vacations, on weekends, and during the summer. The existing single-family house and barn will be converted for this purpose. Tax Map 209, Lot 7. Office Research District. **\*NOTE\***: This application is for conditional use only. Submission and approval of a site plan application would be required in order to use the site as a community center. *Recommended action*: Final action.

**The conditional use was approved.**

- X. **Public Hearing – Proposed amendments for deadlines**. Proposed amendments to the Site Plan and Subdivision Regulations to provide that when a Planning Board approval is appealed to court, the timeframe to meet precedent conditions automatically extends to one year after final court disposition.

**The amendments were adopted.**

#### XI. **Other Business**

**Germane to item VIII above, the board discussed the threshold for site plan review for small proposals. For proposals that are very small and clearly would have no adverse impact, such as the proposed 24 square foot addition for Fitts Farm, the Town Planner, with the consent of the Planning Board chair, may determine that the proposal is de minimus and need not be presented for formal site plan review. All such determinations shall be shared with the Planning Board afterwards.**

- XII. **Review of Minutes (new):** October 11, 2023

**Approved**

- XIII. **Adjournment**