



**TOWN OF DURHAM**

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Michael Behrendt, Durham Town Planner

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Planning Board members

(7 voting)

Paul Rasmussen, *Chair*

Sally Tobias, *Vice Chair*

Emily Friedrichs, *Council Rep*

Richard Kelley

William McGowan

Peyton McManus

Tom DeCapo, *Alternate*

Heather Grant, *Council*

*Alternate*

Chris McClain, *Alternate*

Erika Naumann Gaillat,

*Alternate*

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Michael Behrendt, *Town  
Planner*

Patricia Denmark, *Minute  
Taker*

**\*RECAP\***

**DURHAM PLANNING BOARD**

**Wednesday, March 27, 2024**

**AGENDA**

**I. Call to Order**

- VIII. **Public Hearing - 12 Oyster River Road – Conditional Use.** Conditional use application to install deck, patio, steps, retaining wall, and landscaping within the Shoreland Protection Overlay District. Katherine Cook/New Heritage Designs, property owner. Ben Groves, Rye Beach Landscaping, contractor. Map 109, Lot 80. Residence A District. *Recommended action:* Final action.

**Approved. A site walk was held today at 5:00 pm.**

- IX. **Review of Definitions in Zoning Ordinance.** Review of the Zoning Ordinance as part of the zoning rewrite. The board completed a first pass through the Definitions. The board is conducting its second review. Once the board is satisfied with the changes an amendment will be presented for a public hearing. *Recommended action:* Make any final adjustments and set date for public hearing.

**A few minor changes were made. A public hearing was scheduled for April 10.**

- X. **Workforce Housing – Potential Zoning Amendment.** Discussion about issues related to potential zoning amendment to facilitate the creation of workforce housing with a possible overlay district encompassing a number of properties including a 117-acre lot of land owned by the Leda M. Keefe Rev. Trust, c/o Daniel Keefe, at 59 Piscataqua Road, Tax Map 209, Lot 39. The Planning Board put aside an earlier proposal and is now working on a new/revised draft. *Recommended action:* Discuss issues.

**Numerous issues were discussed at length. The discussion will continue April 10, time permitting.**

**XI. Other Business**

- XII. **Review of Minutes** (new): February 14, 2024

**XIII. Adjournment**