



**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*

Tom DeCapo

Emily Friedrichs, *Council Rep*

Richard Kelley

William McGowan

Peyton McManus

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, April 10, 2024**

**AGENDA**

I. **Call to Order**

VIII. **9 Dover Road – Conditional Use**. Conditional Use application for retaining an existing parking lot for parking as a principal use (i.e., for parking that can be rented to people from off site). Fred Kell, c/o Tyche Capital Group, LLC, property owner. Map 108, Lot 43. Courthouse District.

**The public hearing was scheduled for April 24.**

IX. **Discussion with Dr. James Morse, Superintendent of the Oyster River School District**. The board will discuss with Dr. Morse school capacity, expected changes in enrollment, the school **funding formula, and potential impacts from a possible workforce housing project.**

**Dr. Morse gave a presentation and board members asked a number of questions.**

X. **Public Hearing – Rewrite of Article II. Definitions in Zoning Ordinance**. The article has been substantially rewritten including related changes to the Table of Uses. One can review the draft at [https://www.ci.durham.nh.us/boc\\_planning/zoning-re-write-definitions-0](https://www.ci.durham.nh.us/boc_planning/zoning-re-write-definitions-0).

**Several comments were given, mainly in writing. The board reviewed all of the comments incorporating some suggested changes and not others. The public hearing is closed. The final document will be presented to the board on April 24 to initiate the zoning amendment if it is acceptable.**

XI. **Workforce Housing – Potential Zoning Amendment**. (Time permitting) Continued discussion about issues related to potential zoning amendments to facilitate creation of workforce housing. The Planning Board put aside an earlier proposal and is now working on a new/revised draft.

**Not discussed.**

XII. **Other Business**

**There was none.**

XIII. **Review of Minutes (new):** February 28, 2024 & March 13, 2024

**Not reviewed.**

XVI. **Adjournment**