



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, April 9, 2025

AGENDA

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*

Sally Tobias, *Vice Chair*

Heather Grant, *Council*

Representative

Richard Kelley

Peyton McManus

Rob Sullivan

Gary Whittington

Eric Lund, *Council Alternate*

Michael Behrendt, *Town
Planner*

Patricia Denmark, *Minutes
Taker*

I. Call to Order

VIII. ***Public Hearing - 3 Dover Road – New Dunkin Donuts***. Site plan application for new 1,500 +/- square-foot Dunkin Donuts restaurant on ¼ acre lot located next to Holiday Inn Express. JESP Enterprises, property owner.

Postponed to April 23 at the applicant's request. They are discussing with NHDOT about requirements regarding left turns into and out of the site.

IX. ***Public Hearing - Four-lot Resubdivision – 53 Bagdad Road and 51 Emerson Road***. Resubdivision of three current lots into four lots.

The hearing and review are continued to April 23. We plan to have a draft notice of decision on that date.

X. ***9 Madbury Road – Apartments***. Conditional use to convert the commercial fourth floor to residential apartments. Matthew Crape, property owner. Nick Isaak, architect. Liz Shepherd, general manager. Central Business District. Map 106, Lot 39.

The public hearing was set for April 23. We plan to have a draft notice of decision on that date.

XI. ***Proposed Zoning Amendment – CB-1 and CB-2***. Amendment initiated by Town Council to designate Mill Plaza property and portion of UNH land toward Quad Way as Central Business-2, to designate the rest of the existing Central Business District as Central Business-1 (CB-1), and to change Mixed-Use with Residential in CB-1 from a conditional use to a permitted use.

The public hearing was set for April 23. The board reviewed the version sent by the Town Council and is also recommending that CB-2 be restricted to four floors.

XIII. Review of Minutes: March 12, 2025

Approved

XIV. Adjournment