



## TOWN OF DURHAM

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

#### **DURHAM PLANNING BOARD**

**Wednesday, April 23, 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*

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Michael Behrendt, *Town  
Planner*

Patricia Denmark, *Minutes  
Taker*

I. Call to Order

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

**Approved. The board did not approve the applicant's request to waive the school impact fees.**

IX. **Public Hearing - Four-lot Resubdivision – 53 Bagdad Road and 51 Emerson Road.**

Resubdivision of three lots into four lots. 53 Bagdad Road – Map 104, Lots 41 and 42 owned by Frank Lavalliere, Qing Lin, and Quan Li. 51 Emerson Road – Map 104, Lot 40 owned by John and Nickoll Lauze. Bob Baskerville, engineer, Bedford Design Consultants. Residence A.

**Approved. It has been determined that Old Bagdad Road is a Town-maintained Class 5 road.**

X. **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. Jim Mitchell and Scott Mitchell, Tropic Star Development, LLC, applicant. Matt Perry, Civil Engineer, The Engineering Corp. Scott Thornton, Traffic Engineer, Vanasse & Assoc. Courthouse District. Map 108, Lot 38.

**Postponed to May 14 at the applicant's request. The applicant is still in discussions with NHDOT about whether left turns into or out of the site will be allowed.**

XI. **Public Hearing - 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 Planning Board voted 6-0 to support the amendment with one change restricting the proposed CB-2 to four stories. The proposal now goes back to the Town Council for possible adoption. Council chair Joe Friedman presented a proposal to add numerous lots on the northerly side of Mill Road to the new CB-2 district but the Planning Board tabled that proposal for now.**

XII. **Proposed Zoning Amendments.** Two amendments initiated by Town Council regarding: 1) allowing multi-unit residential in the Professional Office, Church Hill, and Courthouse Districts; and 2) removing the three-story height limitation in sections of the Central Business District.

**Public hearings were scheduled for May 14.**

XIII. **Other Business**

XIV. Review of Minutes: March 26, 2025

**Approved**

XV. Adjournment