



## TOWN OF DURHAM

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**\*RECAP\***

### DURHAM PLANNING BOARD

Wednesday, May 14, 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*

Munish Nanda, *Alternate*

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. 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.

*Approved with condition, per NHDOT, that there be no left turns into or out of the site.*

IX. **Public Hearing - Proposed Zoning Amendment – Multi-Unit Residential.** Proposed amendment to allow multi-unit residential in the Professional Office, Church Hill, and Courthouse Zoning Districts by right. This proposed amendment was initiated by the Town Council on March 17.

*The public hearing was held and closed. The board will discuss making a recommendation on May 28*

X. **Public Hearing - Proposed Zoning Amendment – Three-Story Height Limit.** Proposed amendment to remove the three-story height limitation in sections of the Central Business District (CBD) and to allow four floors of residential with only one floor of commercial (on the first floor) in a five-story building in the CBD. Presently, a five-story building in the CBD must contain at least two floors of commercial, including the first floor and one other floor. The first item was initiated by the Town Council on March 17. Recommended action:

*The public hearing was held and closed. The board will discuss making a recommendation on May 28*

XI. **Public Hearing - Planned Unit Development Ordinance.** Proposed Planned Unit Development (PUD) ordinance. PUD's are special zoning tools which allow for flexible and innovative planning for large scale mixed-use projects. A draft ordinance has been prepared to accommodate the potential development of The Edge project at UNH and other potential large mixed-use projects.

*The public hearing was held and closed. UNH requested time to select their master developer for The Edge project so that the master developer could comment on the draft. The document was set aside and the hearing will reopen later when UNH is ready to offer comments. Of course, everyone will have an opportunity to provide more comments.*

XII. **35 Madbury Road – Reconfiguration of Driveway.** Conceptual review of plan to reconfigure driveway to one-way pattern and to add parking spaces. DWS 35 LLC, c/o Scott Drapeau, property owner. Paige Libbey, Jones & Beach, engineer. Professional Office Zone. Map 106, Lot 19.

*The Planning Board offered comments and the review was closed. The applicant can submit a formal site plan application if and when they choose.*

XIV. Adjournment