



## TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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*The public is welcome to attend in Council Chambers  
or via Zoom remotely.*

*Please see sections on Public Input, Zoom Instructions,  
and Other Information at the end of this agenda.*

### DURHAM PLANNING BOARD

#### **WORKSHOP**

Wednesday, May 28, 2025

Town Council Chambers, Durham Town Hall

7:00 p.m.

#### 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, *Altnerate*

Michael Behrendt, *Town  
Planner*

Patricia Denmark, *Minute  
Taker*

- I. **Call to Order**
- II. **Roll Call and Seating of Alternates**
- III. **Approval of Agenda**
- IV. **Proposed Zoning Amendment – Multi-Unit Residential.** *The public hearing is closed.* 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. *Recommended action:* Make a recommendation if ready.
- V. **Proposed Zoning Amendment – Three-Story Height Limit.** *The public hearing is closed.* 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. The first item was initiated by the Town Council on March 17. *Recommended action:* Make a recommendation if ready.
- VI. **Lodging House – Zoning Ordinance.** Discussion about proposed change adding Lodging House as a new use and eliminating Student Rental as a use. *Recommended action:* Discussion.
- VII. **Conservation Subdivision – Zoning Ordinance.** Discussion about prospective changes to Article XIX - Conservation Subdivisions. *Recommended action:* Discussion.
- VIII. **Election of Officers.** Annual election of Chair and Vice Chair of the Planning Board.
- IX. **Appointment of Planning Board members to other Boards and Commissions.**
- X. **Review of Prior Year and Priorities for Upcoming Year.**
- XI. **Other Business**
- XII. **Adjournment**

(over)

### **\*ZOOM ACCESS**

*The Town of Durham offers access to meetings with Zoom and Durham Cable Access Television (DCAT) as a convenience to the public. Zoom is generally reliable for watching meetings and offering comments when allowed. However, due to factors outside our control, occasionally access on Zoom does not work properly. **We cannot guarantee that Zoom will always be available seamlessly and suggest that people who want to ensure being able to watch and participate attend the meeting in person.***

To access any LIVE Zoom Public Meeting, you must be **Registered**. This link will take you to the registration page for all public meetings:

[https://www.ci.durham.nh.us/boc\\_dcatgovernance/zoom-video-meeting-schedule](https://www.ci.durham.nh.us/boc_dcatgovernance/zoom-video-meeting-schedule)

If you have difficulty logging in, contact DCAT: **603-590-1383**.

### **\*OTHER INFORMATION**

- 1) Public hearings and public comments. *The public is welcome to speak at all public hearings and during the Public Comments time except during the Workshops.* The public may speak and submit written/email comments on any subject germane to the business of the Planning Board except active matters where the public hearing has been closed. When a public hearing will be scheduled soon for a specific item the board may require that comments at the meeting be made at the hearing.
- 2) Submission of comments in writing. Emails and letters should be sent to Michael Behrendt, Town Planner, at [mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us) or at the address above. Correspondence pertaining to current Planning Board matters, except where the public hearing has been closed, will be a) emailed to the Planning Board; b) mailed to the board members if received by the Thursday prior to the meeting or distributed to members at the meeting if received later; and c) posted on the Town's website.
- 3) Other information. Files on the agenda items above are available for review on the Town website <https://www.ci.durham.nh.us/>. Agendas marked as "Preliminary Agenda," are subject to change. The final agenda will be posted on the Town's website on the Friday prior to the meeting. To see background documents related to specific agenda items, see the agenda on the website and click on any green **highlighted** items.
- 4) Contacting us. Contact the Planning Department with questions or comments about any planning-related matters. Call (603) 868-8064 or email Michael Behrendt, above, or Tracey Cutler, Administrative Assistant, at [tcutler@ci.durham.nh.us](mailto:tcutler@ci.durham.nh.us).
- 5) Recommended actions. Actions recommended by the Town Planner are shown at the end of most items. The Planning Board may or may not take these actions and may take other actions not stated.
- 6) New items of business. Unless approved by a 2/3 vote of members present, no new item of business shown on the agenda will be taken up after 10:00 p.m.
- 7) Communication aids. Please provide the Town 48-hours notice if communication aids are needed.
- 8) Next meeting. The next board meeting will be on **June 11, 2024**.