



TOWN OF DURHAM
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****RECAP****

DURHAM PLANNING BOARD
Wednesday, August 13, 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*
Peter Howd, *Alternate*
Munish Nanda, *Alternate*

- I. Call to Order
- VIII. **Mill Plaza – Modification to approved façade design.** 5 Mill Road. Modification to the approved façade design for the rear building. Torrington Properties, c/o Pete Doucet and Matt Morgan, property owner. Jeff Gannon c/o PCA, Inc., architect. Gregg Mikolaits, agent. Central Business District. Map 109, Lot 3.

Approved

- IX. **Public Hearing - 35 Madbury Road – Drive Reconfiguration.** Site Plan Application to extend driveway behind building, install a new curb cut, convert driveway to one-way pattern, install parking spaces, and make other site changes. Conditional use application to convert an existing room to a bedroom to accommodate one more resident. .

Approved

- X. **Riverwoods – Phase II.** Stone Quarry Drive. Site plan application for development on the northerly side of Stone Quarry Drive including two senior housing buildings with a total of 55 units, a club house, a maintenance building and associated parking areas, utilities, and other site improvements. Riverwoods Durham, c/o Natalie Belanger, property owner. Erik Saari, Altus Engineering, Engineer. Chris Boldt, DTC Lawyers, Attorney. Office Research District. Map 209, Lot 33.

Accepted as complete. The public hearing is scheduled for August 27. The board does not plan to do a site walk.

- XI. **New State Laws.** Overview of recently adopted state laws affecting land use and required changes to the zoning ordinance.

Reviewed. The Town Planner will have draft zoning amendments to discuss on September 10.

- XII. **Other Business**

- **Discussion about 2026 Planning Board budget**

Approved same budget as the 2025 budget.

- XIII. Review of Minutes: July 9, 2025; July 23, 2025; and July 30, 2025

All approved

- XIV. Adjournment