



## TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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**\*\*\*Please see sections on Zoom Access and  
Other Information at the end of this agenda.**

### **DURHAM PLANNING BOARD**

**Wednesday, September 24, 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

Darrell Ford, *Council Alternate*

Peter Howd, *Alternate*

Munish Nanda, *Alternate*

Julian Smith, *Alternate*

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Michael Behrendt, *Town*

*Planner*

Patricia Denmark, *Minutes*

*Taker*

- I. Call to Order
- II. Roll Call and Seating of Alternates
- III. Approval of Agenda
- IV. Town Planner's Report
- V. Reports from Board Members who serve on Other Committees
- VI. Public Comments
- VII. Review of Minutes (old):
- VIII. **25 Emerson Road - Lot Line Adjustment and Conditional Use.** Conveyance of 30-foot strip of land from front lot to rear lot to allow for access to rear lot. Conditional use for driveway to be located in 75-foot wetland buffer. Map 103, Lot 10 and 11. Both owned by Christensen Rev. Trust c/o Ann Christensen, trustee. Patrick Sharkey, Surveyor, Doucet Survey. Brenden Walden, Wetland Scientist, Gove Environmental. Residence A District. Recommended action: Accept as complete and set hearing date.
- IX. **Public Hearing - Lot Line Adjustment – Bagdad Road.** Lot line adjustment with 4,658 square feet being conveyed from 50 Bagdad Road, Map 104, Lot 67, owned by Wayne Shirley to 48 Bagdad Road, Map 104, Lot 68, owned by Marcus Everngam. Paul Dobberstein, Surveyor. Residence A District. Recommended action: Final action.
- X. **Public Hearing - Riverwoods – Phase II.** Stone Quarry Drive. Site plan for development on the northerly side of Stone Quarry Drive including two senior housing buildings with a total of 55 units, a clubhouse, a maintenance building and associated parking areas, utilities, and other site improvements. Conditional use for work within the 75-foot wetland buffer including portions of the clubhouse, driveways, the relocation of a section of Stone Quarry Drive, sidewalks, stormwater facilities, underground utilities, and other site work. Lot line adjustment for relocation of a section of Stone Quarry Drive. Riverwoods Durham, c/o Natalie Belanger, owner. Erik Saari, Altus Engineering, Engineer. Chris Boldt, , Attorney. Office Research District. Map 209, Lot 33. Recommended action: Continued review.
- XI. **Capital Improvements Program.** Review of proposed 2026-2035 Capital Improvements Program (CIP) with Todd Selig, Town Administrator, and Gail Jablonski, Business Manager. Recommended action: Offer recommendations.
- XII. Review of Minutes: August 27, 2025

(over)

XIII. Other Business:

- Review of Section 175-106 K. under Attainable Housing Overlay District that includes reference to three unrelated occupants (obsolete provision now due to state law).

XIII. Adjournment

**\*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 well. **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: [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.* Comments on all matters, except those for which a public hearing is on the agenda, should be made during the Public Comments time (including comments on agenda items this evening). The public may speak and submit written/email comments on any germane subject except active matters where the public hearing has been closed. When a public hearing will be held soon for a specific item board may require that comments be made at the hearing.
- 2) Submission of comments in writing. Send emails and letters to Michael Behrendt, Town Planner, at [mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us) or at the address above. Substantive comments about current board matters, except where the public hearing is closed, will be a) emailed to the board; b) mailed to the board if received by the Thursday before the meeting or given to members at the meeting if received later; and c) posted on the Town's website.

Any email, letter, or document that is pertinent to a decision which the Planning Board is expected to make at the upcoming Wednesday meeting, must be received in the Planning Office by the prior Monday at 5:00 p.m. or the board will consider the material only at its discretion (This limitation does not apply to comments made at the public hearing).

- 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. 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 above. The board may or may not take these actions and may take other actions not stated.
- 6) 10:00 pm. The board will take up a new item of business after 10:00 pm at its discretion.
- 7) Communication aids. Please provide the Town with 48-hours' notice if any aids are needed.
- 8) Next meeting. The next regular board meeting will be on **October 8, 2025**.