



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

DURHAM PLANNING BOARD
Wednesday, September 24, 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
Darrell Ford, *Council Alternate*
Peter Howd, *Alternate*
Munish Nanda, *Alternate*
Julian Smith, *Alternate*

Michael Behrendt, *Town Planner*
Patricia Denmark, *Minutes Taker*

I. Call to Order

VIII. **25 Emerson Road - Lot Line Adjustment and Conditional Use.** Cor 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.

Accepted as complete. Public hearing set for October 8

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.

Approved.

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.

Postponed to October 22 at applicant's request

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.

The DRAFT CIP was discussed, including the heads of Police, Fire, and Public Works. The board offered a number of questions and suggestions.

XII. Review of Minutes: August 27, 2025

Approved

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).

Added to proposed zoning amendment.

XIII. Adjournment