

TOWN OF DURHAM
DURHAM PLANNING BOARD MEETING

Wednesday, October 22, 2025
Town Council Chambers, Durham Town Hall

7:00 pm

DRAFT MINUTES

MEMBERS PRESENT: Paul Rasmussen (Chair), Sally Tobias (Vice Chair), Richard Kelley, Gary Whittington, Peyton McManus, Robert Sullivan, Darrell Ford (Alternate Council Rep), Munish Nanda (Alternate), Julian Smith (Alternate)

MEMBERS ABSENT: Heather Grant (Council Rep), Peter Howd (Alternate)

ALSO PRESENT: Town Planner Michael Behrendt

I. Call to Order

Chair Paul Rasmussen called the Planning Board meeting of October 22, 2025 to order at 7:00 pm.

II. Roll Call and Seating of Alternates

Chair Rasmussen called the roll and seated Darryl Ford as Council Rep; Munish Nanda filled in briefly for Richard Kelley who arrived 7:01 pm.

III. Approval of Agenda

Chair Rasmussen added another item under Other Business requested by Julian Smith to discuss Mill Plaza.

Chair Rasmussen moved to approve the agenda as amended; SECONDED by Robert Sullivan; APPROVED: 7-0, Motion carries.

IV. Town Planner's Report

Mr. Behrendt said the Conservation Commission is holding a Public Hearing on proposed WSOD Ordinance October 27 at their regular meeting to address public comments and concerns; holding pursuant to Planning Board request and formally taken up at a later date by Board. Phone call from Jim Lawson before tonight's meeting to share his comments to be forwarded to the Board; Mr. Lawson also asked that this ordinance not be taken up by the Planning Board until January 2026. Chair Rasmussen said he does not see the Planning Board addressing the proposed WSOD Ordinance until March 2026.

Mr. Behrendt said he will provide a draft 2026 schedule for approval October/November; Special Meeting/Workshop October 29: open-ended discussion with Strafford Regional Planning Commission (SPRC); November 12 or 29: Riverwoods Phase II with new plans. Mr. Behrendt said he will prepare a PowerPoint on EV Charging Stations by November.

V. Reports from Board Members who serve on Other Committees

Reporting from the Town Council: Councilor Ford said there was nothing relevant to the Board at the last meeting.

Reporting from IWMAC: Chair Rasmussen said IWMAC met but there was nothing new.

VII. Review of Minutes (old): None

VIII. Public Hearing - Newmarket Road – Durham Point Road Lot Line Adjustment. Application to adjust the lot line between 61 Newmarket Road, Map 114, Lot 30, owned by Vicinity Development LLC, c/o Jamieson Duston and 12 Durham Point Road, Map 114, Lot 29, owned by Duston Revocable Trust, Jamieson and Bree Duston, trustees. Charles Adams, Surveyor. Residence B and Residence Coastal District. Recommended action: Final action.

Surveyor Charles Adams of Inglewood said he is here on behalf of Vicinity Development LLC and Jamieson and Bree Duston of Duston Revocable Trust, to present an application for lot line revisions between Map 114, Lots 29 and 30 presently existing. Map 114, Lot 29 is 12 Durham Point Road, a 217,271 sq ft parcel situated partly in Residence C and Residence B Districts, parcel undeveloped with approved septic design and driveway permit for access to Route 108, Newmarket Road; Map 114, Lot 30 is a 90,458 sq ft parcel with a single story family residence serviced by well and septic with access and frontage on Newmarket Road.

Mr. Adams said the intent is to reduce the size of Map 114, Lot 30 to 40,000 sq ft and increase the area of Map 114, Lot 29 to 267,529 sq ft, parcel undeveloped; will not result in any nonconformities and will meet required lot areas and frontages for both parcels in Residence B and C Districts. Requires NHDES approval for reduction in lot area Map 114, Lot 30, test pits done October 4. Map 114, Lot 30 has approved septic system installed 2007, lot load and calculations completed 2based on data from NRCS web survey; parcel has capacity for 4-bedroom residence.

Mr. Sullivan asked if there were any plans to build on that lot; Mr. Adams said not at this time.

Chair Rasmussen moved that the Planning Board open the Public Hearing for Newmarket Road – Durham Point Road Lot Line Adjustment; Seconded by Peyton McManus; APPROVED: 7-0, Motion carries.

Chair Rasmussen asked if the applicant reviewed the Notice of Decision; Mr. Adams said he read the notice and had no issues. Mr. Kelley asked about the meets and bounds presented on the subdivision plan; Mr. Adams said the 311.37 ft is from corner to beginning of 30.36 ft pedestrian utility easement with other side of easement 49.64 ft to angle point line: the three together equal 391.37 ft. Mr. Kelley asked the applicant if he was concerned about being right at the limit for the 40,000 sq ft lot and Mr. Adams said he was not concerned at all; he said the crow's-feet ticks will denote the length and run of the bearings.

1
2 ***Richard Kelley moved that the Planning Board close the Public Hearing for Newmarket Road –***
3 ***Durham Point Road Lot Line Adjustment; Seconded by Councilor Ford; APPROVED: 7-0, Motion***
4 ***carries.***

5
6 Discussion: Board reviewed the Conditions of Approval: Mr. Kelley said #1 Plan Modifications is
7 not basic and asked for elaboration. Mr. Behrendt said under Zoning Ordinance, if the driveway
8 is less than 10 ft of travel way it does not need to meet side setbacks, if greater than 10 ft it needs
9 10-ft side setbacks, shoulders are okay; he said he would meet with applicant on site to confirm.
10 Mr. Adams said it scales 12 ft; pits dug were good and septic system is approved and less than 20
11 years old. Mr. Behrendt said if the big lot is in current use, applicant will need to give a new map
12 to the assessor.

13
14 ***Richard Kelley moved that the Planning Board approve the application to adjust the lot line***
15 ***between 61 Newmarket Road, Map 114, Lot 30 and Map 114, Lot 29 in Residence B and***
16 ***Residence RC Districts; Seconded by Peyton McManus, Approved 7-0, Motion carries.***

17
18 **IX. Public Hearing – National Oceanic and Atmospheric (NOAA) Administration Building.**
19 Presentation of new NOAA Center for Excellence in Ocean Mapping building and site
20 improvements at The Edge on UNH land, situated west of the Main Street and Mast Road
21 intersection. Presented by Ken Weston, Executive Director of Campus Stewardship and
22 University Architect. Recommended action: Provide nonbinding comments.

23
24 Ken Weston, Executive Director of Campus Stewardship and University Architect, said he is
25 responsible for planning, design, and construction for the Durham Campus and is joined by Eric
26 Doremus of Tighe & Bond. He said the NOAA project is a UNH building on UNH land and he
27 expects NOAA will be one of their government partners in this building, includes space for UNH
28 program for John Olsen Advanced Manufacturing Center with 35,000 sq ft of space for industry
29 partners. The building will be roughly 70,000 sq ft with funding from NOAA as well as NIST.

30
31 Mr. Weston said the Edge is on the west side of campus highlighting Site Plan with building
32 footprint; large rectangle is the High Bay with the narrow area office space; small linear rain
33 garden on west side to pick up existing stormwater; anticipate realigning West Edge Drive for full
34 Edge Project. Plaza in upper left opens building to view shed; overhead doors pull out research
35 and projects. To the north are street trees and sidewalks; reestablishing the trail to be ADA
36 compliant; access drive comes around to back of building for truck turning; to the right a large
37 circular paved area with overhead doors.

38
39 Mr. Weston said the bay space function is for research and prototyping industry partners that
40 come here, UNH research and government partners' research; large truck deliveries but no
41 manufacturing on site, a supply and produce product. Will be maintaining a vegetative buffer
42 along Mast Road enhancing line of established trees in that area to shield back-of-house portion
43 of building.

1 Eric Doremus, Civil Engineer of Tighe & Bond, said there are 3 stormwater features on site here
2 and over 100,000 sq ft of disturbance; application submitted to NHDES for alteration of terrain
3 permit; small rain garden/swale captures stormwater runoff from northwest patio area; majority
4 of sidewalk runoff from building and road to north turnaround area goes to raingarden east of
5 building, which is fully drained down with room to store and treat 2-year storm at minimum;
6 overflow will go to natural drainage patterns in area; small raingarden between driveway and
7 northwest patio to capture as much water as possible.

8
9 Mr. Doremus said the demolition plan shows essentially half of the project or half of new
10 redevelopable impervious area within parking lot right now and other half in wooded area. He
11 said the Grading & Drainage plan shows building will be split into 2 finished floor elevations, with
12 north office space at 93 ft and high bay space at 95 ft; split elevations reduce amount of fill
13 required, and reducing height of high bay 2 ft lower. He said in addition to alteration of terrain
14 permit we have Utility Plan submission for a DES sewer connection permit to connect sewer to
15 municipal system on Mast Road, as well as electric , water, utilities, and communication.

16
17 Mr. Weston said because this project is federally funded we have gone through Environmental
18 Assessment as there was a turn of the century farmhouse on this site at one time; we assumed
19 it was historic and partnered with NH Department of Historic Resources and signed an MOU that
20 outlines mitigations, signage and information displays and will work to avoid sensitive areas. Mr.
21 Doremus said they also raised the grade slightly in that area to cap sensitive area in place. Mr.
22 Sullivan asked about cost implications for that; Mr. Weston said they chose to do mitigation for
23 less cost; have to hire an archeologist to monitor digging in sensitive areas.

24
25 Chair Rasmussen asked the location of the sensitive areas and Mr. Doremus said the raingarden
26 and the truck turnaround area. Mr. Nanda asked if there was any kind of industrial or
27 manufacturing waste that will need to be disposed of. Mr. Weston said he is not aware of any
28 by-products; Exail Technologies will use uncrewed surface vehicles brought in by truck, fitted
29 with our sensors to map the ocean floor. Mr. Doremus said there is no effluent and there are no
30 floor drains.

31
32 Mr. Behrendt asked if there were any issues with Eversource to power the site. Mr. Weston said
33 this is a UNH building but the rest of the Edge will be powered by Eversource. Mr. Behrendt asked
34 about vegetation on Mast Road; Mr. Weston said they are not impacting the mature trees and
35 sidewalk and will supplement with greenery and trees in gaps. Mr. McManus asked about a
36 cafeteria. Mr. Weston said this building will have office break rooms; types of pavement and
37 pavement patterns are pointed out for plaza space.

38
39 Chair Rasmussen said this will affect graduation planning as this parking lot always fills up. Mr.
40 Weston said that it was not taken into consideration, but they have parking at 121 Technology
41 Drive and transit system for a shuttle. Chair Rasmussen said also buses cannot exit during
42 construction except through your site. Mr. Weston said Mr. Doremus will speak to turning
43 radiuses, and said the concept is there is no preceding project. Mr. Doremus said we have done

1 some analysis through the site for the WB-67 tractor trailer and the island to the east has been
2 pushed back with more striped island added there and we will make sure existing movement
3 there is not restricted in any way.

4
5 Mr. Kelley asked about fill on the site; Mr. Doremus said fill is 6 ft in deepest section with some
6 soft changes under the building and will implement a ground improvement strategy; no export
7 materials except asphalt or unsuitable soils. He said the tree line is right against the stone wall,
8 and the amount of clearing has been reduced; fieldstone wall will remain and be undisturbed.
9 Mr. McManus asked if there was a plan to start moving things; Mr. Weston said they want to
10 start tree clearing in November if possible. He said they will do a release package for site work
11 and foundations and follow up with architectural and systems package; a fast track design with
12 staggering release; foundation in February.

13
14 Mr. Weston pulled up the architectural plans showing a pre-cut concrete panels system; to left
15 is office wing, 2 stories with exterior cladding of metal panels system with 2 different textures,
16 clearly calling out the entrance with glass curtainwall, creating visual connection to plaza. Side
17 elevation has aligned columns on ground floor with solid spaces above; floor plans allocating
18 space to industry and government partners and our UNH program; 70% high bay with small office
19 wing.

20
21 Mr. Kelley asked if this architecture was setting a precedent condition for the Edge. Mr. Weston
22 said not necessarily and said he hoped to see some materials from the master developer. Mr.
23 McManus said this is a UNH building on UNH land; Mr. Behrendt said according to State law,
24 local, state, and federal government are exempt from local zoning and site plan review, but
25 where there is a public project with any significant new use, UNH would hold a public hearing at
26 their option, with no TRG review. He said for the rest of the Edge UNH will retain ownership but
27 there will be private/public partnerships and will be subject to town zoning and site plan review.

28
29 **Em Friedrichs** of 18 Garden Lane asked if applicant spoke with Will Wollheim about the rain
30 gardens and landscape mitigation portion and asked if there was any commitment to College
31 Brook. Mr. Weston said College Brook restoration is central to our master plan and he has
32 partnered with Will on this project to review MS4 Permit and review the stormwater. He said
33 there will not be a large parking lot with this project, and the rain garden does the same as
34 pervious pavement. He said we want to bring College Brook restoration into the heart of the
35 campus and also solve our infiltration issues from farm fields.

36
37 Mr. Doremus said there is a significant portion of stormwater from the existing parking lot that
38 we will now be capturing, infiltrating, and treating into the ground. The stormwater proposal has
39 6 inches of crushed stone under the underdrains. Mr. Kelley questioned the large flat roof on the
40 building. Mr. Weston said they are designing the roof to support future solar panels. Mr. Kelley
41 asked if applicant is seeking a permit for a larger footprint. Mr. Doremus said if they need to get
42 a permit while design is still in motion they will permit a larger disturbance so DES will have the
43 latest version.

1 **X. Pike Housing – Placement of Shed.** 5 Strafford Avenue. Request for Minor Site Review for
2 placement of a shed at fraternity. Recommended action: Okay review as a minor site
3 project.
4

5 Mr. Behrendt said this was submitted as a minor site application and needs either a vote or
6 consensus from the Board. Policy for this is in Site Plan Regulations, it still needs a public hearing
7 to be held on site; notice is 10 days out, meet on site with Minor Site Committee, staff and anyone
8 is welcome to attend. He said it is usually approved in a few days, but the Board has to first okay
9 the project. Shed will probably be on a concrete foundation, meets threshold for size, and will
10 have to be located beyond the front face of the building; all abutters will be notified.
11

12 ***Richard Kelley moved that the Planning Board treat this as a Minor Site Plan review as***
13 ***requested by applicant; Seconded by Gary Whittington; APPROVED: 7-0 Motion carries.***
14

15 **XI. Electric Vehicle Charging Stations.** Proposed amendments to the Site Plan Regulations to
16 create more electric vehicle charging stations. Developed by the Durham Energy
17 Committee. Recommended action: Review draft and revise as appropriate or set public
18 hearing on draft.
19

20 Chair Rasmussen said the Board needed to review how the wording works with it being in the
21 Site Regulations and whether wording is close enough for a Public Hearing. Mr. Behrendt said he
22 made no substantive changes. Mr. Whittington said his major issue is making sure what is being
23 installed is not technologically preclusive of more advanced technology. Mr. Smith said he has
24 comments he would like to give to Mr. Behrendt after the meeting with minor errors and
25 confusion about the setbacks and wording: difference between “spot” and “space”, should be
26 consistent.
27

28 Mr. Kelley asked that the Board go back to Mr. Whittington’s question about whether this will
29 inhibit future use. Mr. McManus said the question is whether something in the future will be
30 more appropriate. Mr. Whittington said he also wanted to know the mechanism for substitution
31 of Level 2 chargers with Level 3 chargers. Chair Rasmussen said there are different charging
32 scenarios; Level 3 are commercial grade for fast charging and Level 2 are for overnight or hourly
33 charging. He said they are all conduit with wires and core is the same but need to make sure the
34 wires can carry a specific load.
35

36 Mr. Nanda said there are 3 levels now: fast, slow, and overnight; in future there could be wireless
37 charging and they may not all have the same infrastructure; need to make sure current
38 infrastructure is upgradable. Mr. Sullivan said you first need to get the conduit in the ground; the
39 future cannot be known and they will have installed spots ready to plug in and charge. Mr.
40 McManus said one is new construction, and the other is renovation of existing construction. Chair
41 Rasmussen said if removing parking surface then opening yourself up to laying conduit.
42

1 Mr. McManus said retrofitting parking lots is complicated; with 1 EV charger installed they have
2 to go back to electrical panel. He asked if the Board wants to disperse a lot of Level 2s and have
3 people privately pay for them or have some centralized Level 3s which are not allowed in certain
4 zones; should allow Level 3 where it makes the most sense. Chair Rasmussen said these are all
5 things we should double check and modify language appropriately.

6
7 Mr. Smith asked if this is happening all around the country. Chair Rasmussen said other parts of
8 New Hampshire have rules for EV chargers but nothing to this level. Councilor Ford said the
9 infrastructure has been growing a lot in the past 5-10 years and will not be obsolete in 5 years.
10 Chair Rasmussen said they need to decide how heavy we want our hands on the controls here.
11 Vice Chair Tobias said innovation in the market is going to drive what they want and said this
12 should be allowed in all our commercial areas.

13
14 Mr. Sullivan said he is comfortable advancing this to a public hearing and said it has been looked
15 at by experts on the Energy Committee. Mr. McManus asked if the Planning Board is in the
16 business of telling people they need to spend money to build out infrastructure they may or may
17 not want and telling new construction they must install x-number of spaces. Chair Rasmussen
18 said this could also impact 79-E decision (tax incentive from the town) which could affect drafting
19 some of the paragraphs.

20
21 Mr. Behrendt said he would not recommend doing this by incentives and said 79-E is rarely used.
22 Mr. McManus said he agreed with Mr. Behrendt on renovation of existing construction, which is
23 very complex. Mr. Behrendt raised a few other points: (1) need to go through this at some point
24 with recommended changes; (2) ultimately you will want to go through this page by page, Town
25 Council will not see it; (3) once you post something for public hearing the proposed changes are
26 provisionally in effect; make sure your are confident with change.

27
28 Chair Rasmussen said the Board should review definition of Service Stations and motor vehicles
29 as gas station were merged with service station and would need to include EV chargers. Mr.
30 Whittington said it is beyond the scope of the Planning Board, and counterintuitive from point of
31 urban planning that a gas station would be treated the same as an "enhancement to a parking
32 lot" with no environmental concerns. Mr. Behrendt said Level 3 would probably just be
33 considered accessory.

34
35 Chair Rasmussen said they should work out the thresholds for 79-E, need better Town Council
36 involvement, and need to figure out which way we are headed. Mr. Sullivan said an advance
37 argument "for" this philosophically is that this is a version of the Energy Code to have energy
38 efficiency-type laws that did not exist in the past. Vice Chair Tobias said she agreed that we do
39 not need a philosophical issue addressed. Mr. Kelley said people are beginning to expect the
40 ability to plug in and will be acquiring it. Mr. McManus said the market is efficient in dealing with
41 changes and if they see demand they will add it.

Chair Rasmussen said it is probably worth doing but the Board should be very flexible when it comes to waivers. Mr. Behrerndt said he would add this to the agenda for next week. Councilor Ford said the use of terms EVSC and EVSE should be consistent throughout the document. Mr. McManus asked about doing an EV station cost analysis for new construction and renovations. Mr. Sullivan said he could get that for the next meeting.

XII. Review of Minutes: September 24, 2025

Corrections were made to the minutes by Chair Rasmussen and Julian Smith which were forwarded to Karen for inclusion. Header was already corrected.

Chair Rasmussen moved that the Planning Board approve the Meeting Minutes of September 24, 2025 as amended; Seconded by Richard Kelley; APPROVED: 7-0, Motion carries.

XIII. Other Business:

Discussion of Mill Plaza:

Mr. Smith said Mill Plaza was originally horse stables and paddocks. He said he went to Planning Board meetings for the first stage of the Mill Plaza renovations and went to the second stage meetings in the 1970s. He said Durham lost a good part of its history, but the plaza also provided amenities the town needed. He said he also served on the Mill Plaza Study Committee.

Mr. Smith asked the Planning if there was any interest in initializing discussion with the owners regarding things that would benefit them and the larger business community and community in a number of ways and permit owners to do things that are practical. He said he would love to see Senior Housing there. Vice Chair Tobias said Administrator Selig has already spoken to the owners and there is no interest in building housing at this time.

Mr. Behrerndt asked if there would be any value to Mill Plaza renting out short-term parking. Mr. Kelley said we hear from businesses that this is an issue and it could be a benefit to the community with long-term leasing or leasing by the hour. Chair Rasmussen said the board added shared parking at some point and leasing spaces would be in line. Mr. Behrerndt said the board can encourage them to think about the process and apply for creating an existing use.

XIV. Adjournment

Vice Chair Tobias moved to adjourn the Planning Board Meeting of October 8, 2025; SECONDED by Councilor Ford; APPROVED: 7-0 Motion carries.

Chair Rasmussen adjourned the Planning Board meeting at 9:38 pm.

Respectfully submitted,

Patricia Denmark, Minute Taker

1 Durham Planning Board

DRAFT