



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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** See sections on Zoom Access and
Other Information at the end.*

DURHAM PLANNING BOARD

Wednesday, December 10, 2025

Council Chambers, Durham Town Hall

7:00 p.m.

AGENDA

Planning Board (7 voting members)

Paul Rasmussen, *Chair*

Sally Tobias, *Vice Chair*

Heather Grant, *Council Rep.*

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
- II. Roll Call, Explanation for those participating on Zoom, Vote to allow participation on Zoom, 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. **Public Hearing - 12, 14, and 16 Jenkins Court: 2-lot subdivision.** 2-lot subdivision of developed .28-acre parcel with three buildings. Tom Christie, Slania Enterprises, owner. Adam Fogg, Atlantic Survey. Central Business-1 District. Map 196, Lot 65. Recommended action: Final action.
- IX. **Public Hearing - Dame Road: 3-lot subdivision.** 3-lot subdivision of vacant 23-acre parcel located at the northwest intersection of Dame Road and Durham Point Road. Greg Miller, Dame Road Properties, owner. Valerie Shelton, Appledore Real Estate, agent. Adam Fogg, Atlantic Survey, surveyor. Marc Jacobs, Wetland Scientist. Residence Coastal and Rural Districts. Map 227, lot 30. Recommended action: Final action.
- X. **Proposed Zoning Amendment to Change Three-Story Height Limit.** Proposed amendment to remove the three-story height limitation in a section of the Central Business District (CBD) where there is a maximum of three stories. The original amendment would allow for four stories by right and five stories by conditional use. A revision to the original amendment prepared by the Town Council would allow four stories with either a pitched roof with dormers or a fourth story with a setback (and no fifth story). The Planning Board will continue its review including consideration of this alternative proposal from the Town Council. Recommended action: Schedule public hearing.
- XI. **Electric Vehicle Charging Stations.** Continued discussion of proposed amendments to the Site Plan Regulations to create more electric vehicle charging stations. Developed by the Durham Energy Committee. Recommended action: Continued discussion.

(over)

XII. Review of Minutes: October 29, 2025 and November 12, 2025

XIII. Other Business:

- St. George's Church. Determination whether new site plan review is needed to convert existing accessory solar array to small group net metering host

XIV. 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. 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 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.
- 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 **January 14, 2025**.