



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, December 10, 2025

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

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.

Approved

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. Residence Coastal and Rural Districts. Map 227, lot 30. Recommended action: Final action.

Approved

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 scheduled two public hearings for January 14 on the revised version proposed by Town Council and on a new proposed amendment that would set a maximum of 4 stories and a height limit of 50 feet by right in all of the Central Business-1 District

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.

Postponed to January 14 (though there may not be time for discussion at that meeting given the expected agenda)

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

Approved

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

Determined that no site plan review is needed

XIV. Adjournment