



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

DURHAM PLANNING BOARD

Wednesday, January 14, 2026
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 - Proposed Zoning Amendment to Change Three-Story Height Limit.** An amendment to remove the three-story height limitation in a section of the Central Business-1 District where there is a maximum of three stories allowed. The original amendment would allow for four stories by right and five stories by conditional use. This 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). *Recommended action:* Recommendation from the Planning Board back to the Town Council.
- IX. **Public Hearing - Proposed Zoning Amendment to Change Height Limit in CB-1.** An amendment proposed by the Planning Board to establish a new height limit for all of the Central Business-1 District. Four stories and a 50-foot height would be permitted by right through all of CB-1. Presently, the limit in the westerly section of CB-1 is four stories by right and five stories by conditional use. The limit in the Easterly section of CB-1 is three stories by right. *Recommended action:* Decision whether to initiate the amendment.
- X. **New State Laws.** Proposed amendments to the Zoning Ordinance to comply with recently adopted state laws affecting land use. The amendments pertain to municipal restrictions on dwelling units, accessory dwelling units, and multi-unit residential on commercial land. The Planning Board initiated a set of amendments which were forwarded to the Town Council. The Town Council has sent back the proposal with one recommended change. *Recommended action:* Schedule a public hearing on the draft with the change proposed by the Town Council.

(over)

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 if time allows.

XII. Review of Minutes: December 10, 2025

XIII. Other Business:

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 hearing is on the agenda, should be made during the Public Comments time (including comments on agenda items). The public may speak and submit written/email comments on any germane subject except active matters where the hearing has been closed. When a public hearing will be held soon for a specific item, the 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 are available for review on the Town website <https://www.ci.durham.nh.us/>. Agendas marked "Preliminary Agenda" are subject to change. The final agenda will be posted on the Friday prior to the meeting. To see documents related to specific items, see the agenda on the website and click on any **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 28, 2025**.