



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, January 14, 2026

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*

Emma Hollander, *Alternate*

Peter Howd, *Alternate*

Munish Nanda, *Alternate*

Julian Smith, *Alternate*

Michael Behrendt, *Town Planner*

I. Call to Order

II. Roll Call.

The chair introduced Emma Hollander, the new alternate, to the board

VIII. **Public Hearing - Proposed Amendment to Change Three-Story Height Limit.** An amendment to remove the three-story 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 would allow four stories with either a pitched roof with dormers or a fourth story with a setback (and no fifth story).

The room was full. Many people spoke about both amendments, some in favor of VIII, some in favor of IX., some in favor of both, and others stating that a new vision and strategy is needed to boost the downtown, beyond just raising building height. Ultimately, the board voted 7-0 in support of the next amendment under IX. This amendment goes now to the Town Council which could opt for the amendment under VIII, the amendment under IX, or the original amendment.

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 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.

See VIII, above.

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.

A public hearing will be held on January 28

XI. **Electric Vehicle Charging Stations.** Continued discussion of proposed amendments to the Site Plan Regulations to create more electric vehicle charging stations.

Not reviewed

XII. Review of Minutes: December 10, 2025

Not reviewed

XIII. Other Business:

There was none.

XIV. Adjournment