



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, January 28, 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*

Patricia Denmark, *Minutes Taker*

I. Call to Order

VII. Review of Minutes (old): December 10, 2025

Approved

VIII. **Public Hearing – Amendments per New State Laws.** Amendments to the Zoning Ordinance to comply with recent state laws. The board initiated a set of amendments which were forwarded to the Town Council. This revised version includes one change proposed by the Town Council to allow Mixed-Use with Residential in Coe's Corner and the four Research-Industry zones.

The board voted unanimously to recommend adopting the original version of the amendment which would allow multi-unit residential in five zones and rejecting the proposal from the Town Council which would allow mixed-use with residential (and not multi-unit residential) in five zones.

IX. **Prospective Rezoning – Lot on Cowell Drive.** Discussion about potential rezoning of 10 Cowell Drive, Map 108, Lot 27, from Residence A to Church Hill. Owned by Jeff Berlin.

The board scheduled a public hearing on the proposal for February 11 and a site walk for Saturday, February 7 at 10:00 am.

X. **Zoning Amendments recommended by Housing Task Force.** Discussion about amendments proposed by the task force to expand opportunities for residential development with changes to the ordinance affecting single-family residential; two, three, and four-unit residential; multi-unit residential; senior housing; mixed-use with residential; lot sizes; density; and other elements.

There was significant discussion about the proposal. It will continue to an upcoming meeting.

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.

After much discussion over several meetings, with final input from each board member, the board decided that it was not appropriate to amend the Site Plan Regulations to require some number of charging stations in developments. The board will look at adding a provision in the Table of Uses to allow electric vehicle charging stations of any type in all districts. The board thanked the Energy Committee for their work in preparing a proposed ordinance.

XIV. Adjournment