



## 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, February 11, 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*

Emma Hollander, *Alternate*

Peter Howd, *Alternate*

Munish Nanda, *Alternate*

Julian Smith, *Alternate*

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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): December 10, 2025 (didn't vote on at prior meeting)
- VIII. **Riverwoods – Amendment of site plan for addition.** 14 Stone Quarry Drive. Amendment to original site plan for main campus for 3,176 square foot addition, updated landscaping and pathways, drainage, and other minor improvements in courtyard on easterly side of the building. Riverwoods Durham, property owner. Erik Saari, agent, Altus Engineering. Map 209, Lot 37. Office Research District. Recommended action: Set public hearing for February 25.
- IX. **Strafford Avenue – 2-lot subdivision.** 20 Strafford Avenue. 2-lot subdivision placing two existing houses on separate lots. Steven Kimball, Pine Ledge Holdings, property owner. Phillip Yeman, surveyor, Haley Ward, agent. Map 106, Lot 11. Residence A District. Recommended action: Accept as complete and hold public hearing on February 25.
- X. **Public Hearing – Rezoning of 10 Cowell Drive.** Proposed rezoning of 10 Cowell Drive, Map 108, Lot 27, from Residence A to Church Hill District. Owned by Jeff Berlin/Berlin Properties. Recommended action: Decide whether to initiate a zoning amendment.
- XI. **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 Table of Uses, Table of Dimensions, and Zoning Text affecting single-family property; two, three, and four-unit residential; multi-unit residential; senior housing; mixed-use with residential; lot sizes; density; setbacks; frontage; and other elements. Recommended action: Ongoing discussion.
- XII. **Amendment to allow Electric Vehicle Charging.** Proposed amendment to the Zoning Ordinance to allow electric vehicle charging facilities in all zoning districts. Recommended action: Set public hearing if acceptable.

(over)

XIII. Review of Minutes: January 14, 2026 and January 28, 2026

XIV. Other Business:

XV. 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](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](mailto: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](mailto: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 **February 25, 2025**.