



## TOWN OF DURHAM

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**\*RECAP\***

### DURHAM PLANNING BOARD

Wednesday, April 8, 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  
Emma Hollander, *Alternate*  
Peter Howd, *Alternate*  
Michael Lehrman, *Council Alternate*  
Munish Nanda, *Alternate*  
Julian Smith, *Alternate*

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Michael Behrendt, *Town Planner*  
Patricia Denmark, *Minutes Taker*

- I. Call to Order
- VII. Review of Minutes (old): February 25, 2026 and March 11, 2026

#### **Approved**

- VIII. **31 Main Street – Amendment to Site Plan.** Amendment to site plan for mixed-use with residential project (“Orion Project”) to allow 31 Main Street to be used for residential rather than commercial purposes and to expand the allowance from 179 bedrooms to 184 bedrooms and from 197 residents to 202 residents. Torrington Properties, c/o Jeff Gannon, property owner. Courtney Vaughan, attorney, DTC Lawyers. Map 108, Lot 14. Central Business-1 District.

#### **The public hearing is set for April 22.**

- IX. **Architectural Regulations.** Continued review of proposed changes to Architectural Design Standards in Site Plan Regulations.

#### **Ongoing review. Continued to April 22.**

- 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 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.

#### **The board did not get to this item.**

- XII. Other Business:
  - Discussion about requiring owner occupancy for single-family residences with accessory dwelling units

**There was general support for drafting an ordinance. The Town Planner and board member Gary Whittington will work on an amendment and present it to the board when it is ready.**

**Note that the Planning Board will hold an extra meeting on Wednesday, April 29, to continue discussion about proposed zoning and site plan amendments.**

- XIII. Adjournment