



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, April 22, 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

Emma Hollander, *Alternate*

Peter Howd, *Alternate*

Michael Lehrman, *Council Alternate*

Munish Nanda, *on leave of absence*

Julian Smith, *Alternate*

Michael Behrendt, *Town Planner*

Patricia Denmark, *Minutes Taker*

I. Call to Order

VIII. **Public Hearing - 31 Main Street – Amendment to Site Plan.** Amendment to site plan approved in 2014 for mixed-use with residential project (“Orion Project”) to allow 31 Main Street to be used for residential rather than commercial purposes. The applicant proposed two options: two 2-bedroom units or one 5-bedroom unit (The latter would require a variance). Torrington Properties, c/o Jeff Gannon, property owner. Courtney Vaughan, attorney, DTC Lawyers. Map 108, Lot 14. Central Business-1 District.

Approved. A request to waive the school impact fee was denied.

IX. **Public Hearing - Zoning amendments affecting definitions and Central Business Districts – height limits, requirements for office/retail use, and allowance for first floor parking.** The height limit in CB1 would increase from 4 stories and 50 feet to 5 stories and 60 feet for six lots – Map 106, Lot 57 and Lots 59 through 63. The height limit for CB2 would be set at 3 stories and 30 feet. Office/retail would be required only for the first 50 feet of the building fronting on a street. Parking could be installed on the first floor behind the office/retail.

The Planning Board voted to initiate the amendment as written but plans to incorporate mandatory setbacks for the fifth story into the Architectural Regulations. The board is meeting this Wednesday, April 29 to review a proposed amendment to the Architectural Regulations for the setbacks and plans to hold a public hearing on an amendment on May 13.

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

Not discussed. To be discussed on April 29.

XI. Review of Minutes: March 25, 2026 and April 8, 2026

Not reviewed

XII. Other Business:

There was none.

XIII. Adjournment