



TOWN OF DURHAM

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** See sections on Zoom Access and
Other Information at the end.*

DURHAM PLANNING BOARD

Wednesday, May 13, 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*
Julian Smith, *Alternate*
Munish Nanda, *on leave of absence*

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): March 25, 2026 and April 8, 2026
- VIII. **Election of Planning Board Officers.**
- IX. **74 Main Street Extension.** Request or extension to meet precedent conditions for approved site plan for four-story mixed-use building at 74 Main Street. Submitted by Jerry Pucillo, agent for proposed project. Doug Clark, Clark Properties, owner. Map 106, Lot 59. Central Business-1 District. *Recommended action:* Approval.
- X. **Presentation on Lighting Standards.** Presentation by UNH students as part of Capstone Project about proposed Nature-Friendly Lighting Standards. *Recommended action:* Presentation
- XI. **Public Hearing - Architectural Regulations.** Proposed setbacks for the fifth floor. *Recommended action:* Adopt or make changes and post for new hearing
- XII. **Assignment of Planning Board members to other Town Committees.**
- XIII. **Amendment for ADU's.** Discussion of proposed amendment to the Zoning Ordinance to require owner occupancy on single-family sites with an accessory dwelling unit. *Recommended action:* Discussion
- XIV. Review of Minutes: April 22, 2026 and April 29, 2026
- XV. Other Business:
- XVI. Adjournment

(over)

***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. 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 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.
- 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 **May 27, 2026**.