

TOWN OF DURHAM
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Town Planner's Review
Wednesday, May 27, 2026

IV. **Dunkin Donuts – Freestanding Sign.** 3 Dover Road. Proposed freestanding sign in front of the Dunkin Donuts now under construction. The Site Plan Regulations provide that signage be presented to the Planning Board for nonbinding comments. The applicant is also applying for a variance to allow for a freestanding sign which is not permitted in the Courthouse District. Jim Mitchell and Scott Mitchell, Tropic Star Development, LLC, property owner. Courthouse District. Map 108, Lot 38.

➤ I recommend that the board offer nonbinding comments on the proposed freestanding sign.

Please note:

The site plan for the Dunkin Donuts was approved recently and the project is now under construction. The applicant decided that they would like to include a freestanding sign in addition to the approved sign on the building. The proposed sign is at the top of the Dunkin Donuts page on the Town's website linked from the live agenda.

The Site Plan Regulations provide that the Planning Board have an opportunity to provide nonbinding comments to the applicant. The applicant is also going to the Zoning Board of Adjustment on June 9 for a variance as freestanding signs are not allowed in the Courthouse District.

Here is the excerpt from the regulations:

Section 7.6 Signage

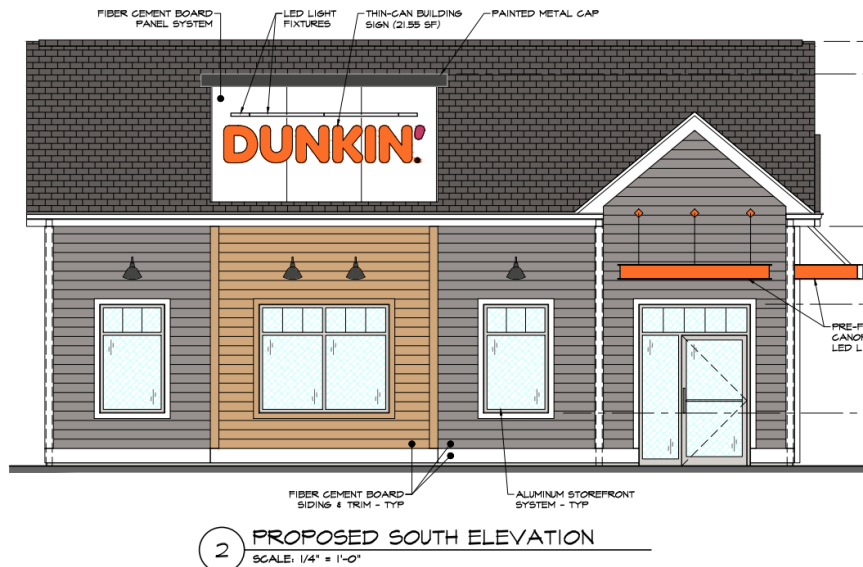
7.6.1 Standards for signage regarding the number, location, dimensions, and other parameters are contained in the Town of Durham Zoning Ordinance. Proposed signs (except where exempt from review) are reviewed by the Zoning Administrator to ensure compliance with the ordinance.

7.6.2 As part of site plan review, when new signage will be installed, the applicant shall submit proposed sign designs to the Planning Board for the opportunity to make recommendations to the applicant regarding the design, in accordance with the suggested guidelines below. When the design meets the requirements of the Zoning Ordinance, the applicant need follow any such recommendations of the Planning Board, only at his or her option. No such review of signage is required for changes to existing signage or new signage when site plan review is not involved.

7.6.3 Suggested Sign Guidelines. In order to enhance the aesthetic appeal of the community, the following approaches and types of signs are encouraged:

- (a) Signage that is low in height and small in area;
- (b) Signage which is non-illuminated
- (c) Use of a dark background with light letters;
- (d) Use of wood, metal, urethane, or other solid materials, rather than plastic;
- (e) Use of a matte or non-reflective surface;
- (f) Use of building-mounted signs rather than freestanding signs;
- (g) For freestanding signs, use of two posts rather than one center pole; and
- (h) Monument style signs (signage rising from a base connected to the ground) rather than pole signs

Approved building sign:



V. **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.

➤ I recommend that the board modify the proposal, schedule a public hearing as written, or reject the proposal. See the enclosed draft.

- VI. **Architectural Regulations.** Proposed changes to Architectural Design Standards in Site Plan Regulations.
- See separate item in packet.

- VII. **Annual Meeting.** Review of prior year's activities (over prior 12 months) and discussion about plans for the upcoming year.
- At the annual meeting held at the May workshop each year the board reviews the prior year and discusses the upcoming year.

Here are the significant agenda items from the prior 12 months.

121 Technology Drive – Two industrial/warehouse buildings. Conceptual review of site plan to develop two 162,000 square foot industrial/warehouse buildings. Map 204, Lot 2. Shawn Smith, c/o RJ Kelly property owner and applicant. Office Research Light Industry District.

Lodging House – Zoning Ordinance. Proposed change adding Lodging House as a new use and eliminating Student Rental as a use.

Conservation Subdivision – Zoning Ordinance. Continued discussion about prospective changes to Article XIX - Conservation Subdivisions.

46 Oyster River Road – Gravel Area. Permitted Use B application to extend and raise the grade of an existing gravel area behind the house in the Shoreland Protection Overlay District. Bruce and Nancy Walker, property owner. Phil Belmont, agent and contractor. Map 113, Lot 18. Residence A District.

35 Madbury Road – Drive Reconfiguration. Site Plan Application to extend driveway behind building, install a new curb cut, convert driveway to one-way pattern, install parking spaces, and make other site changes. Conditional use application to convert an existing room to a bedroom to accommodate one more resident. Scott Drapeau, c/o DWS 35 LLC, property owner. Paige Libbey, Jones & Beach, engineer. Professional Office Zone. Map 106, Lot 19.

Riverwoods – Phase II. Stone Quarry Drive. Site plan application for development on the northerly side of Stone Quarry Drive including two senior housing buildings with a total of 55 units, a club house, a maintenance building and associated parking areas, utilities, and other site improvements. Riverwoods Durham, c/o Natalie Belanger, property owner. Erik Saari, Altus Engineering, Engineer. Chris Boldt, DTC Lawyers, Attorney. Office Research District. Map 209, Lot 33.

Wetland and Shoreland Overlay District. Presentation to the Planning Board of a new proposed Wetland and Shoreland Overlay District. This document, prepared by the Conservation Commission, would replace in entirety the current Wetland Conservation Overlay District and Shoreland Protection Overlay District. Presented by Dwight Trueblood and Neil Slepian, Chair and Vice Chair of the Conservation Commission.

Lot Line Adjustment – Bagdad Road. Lot line adjustment with 4,658 square feet being conveyed from 50 Bagdad Road, Map 104, Lot 67, owned by Wayne Shirley to 48 Bagdad Road, Map 104, Lot 68, owned by Marcus Everngam. Paul Dobberstein, Surveyor. Residence A District.

25 Emerson Road - Lot Line Adjustment and Conditional Use. Conveyance of 30-foot strip of land from front lot to rear lot to allow for access to rear lot. Conditional use for driveway to be located in 75-foot wetland buffer. Map 103, Lot 10 and 11. Both owned by Christensen Rev. Trust c/o Ann Christensen, trustee. Patrick Sharkey, Surveyor, Doucet Survey. Brenden Walden, Wetland Scientist, Gove Environmental. Residence A District.

Capital Improvements Program. Review of proposed 2026-2035 Capital Improvements Program (CIP) with Todd Selig, Town Administrator, and Gail Jablonski, Business Manager.

Newmarket Road – Durham Point Road Lot Line Adjustment. Application to adjust the lot line between 61 Newmarket Road, Map 114, Lot 30, owned by Vicinity Development LLC, c/o Jamieson Duston and 12 Durham Point Road, Map 114, Lot 29, owned by Duston Revocable Trust, c/o Jamieson and Bree Duston, trustees. Residence B and Residence Coastal District.

74 Bennett Road – Permitted Use B Application. Application from Tanner Frost, UNH Graduate student, to remove 7 or 8 maple trees as part of a study of responses of maple trees to wounds resulting from tapping for syrup. Permitted Use B application for activity in the Wetland and Shoreland Overlay Districts. Viewey Family Trust, owner. Map 224, Lot 59. Rural District.

New State Laws. Proposed amendments to comply with recently adopted state laws affecting land use:

- A. Amendments to Zoning Ordinance pertinent to restrictions on dwelling units, accessory dwelling units, and multi-unit residential on commercial land; and
- B. Amendments to Site Plan Regulations pertaining to required number of parking spaces.

National Oceanic and Atmospheric (NOAA) Administration Building. Presentation of new NOAA Center for Excellence in Ocean Mapping building and site improvements at The Edge on UNH land, situated west of the Main Street and Mast Road intersection. Presented by Ken Weston, Executive Director of Campus Stewardship and University Architect.

12, 14, and 16 Jenkins Court: 2-lot subdivision. 2-lot subdivision of developed .28 acre parcel with three buildings. Tom Christie, Slania Enterprises, owner. Adam Fogg, Atlantic Survey. Central Business-1 District. Map 106, Lot 65.

Dame Road: 3-lot subdivision. 3-lot subdivision of vacant 23-acre parcel located at the northwest intersection of Dame Road and Durham Point Road. Greg Miller, Dame Road Properties. Valerie Shelton, agent. Residence Coastal and Rural Districts. Map 227, lot 30.

Proposed Zoning Amendment to Change Three-Story Height Limit. Proposed amendment to remove the three-story height limitation in a section of the Central Business District (CBD) where there is a maximum of three stories. A revision to the original amendment prepared by the Town

Council would allow four stories with either a pitched roof with dormers or a fourth story with a setback (and no fifth story). The Planning Board will continue its review including consideration of this alternative proposal from the Town Council.

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 residential; two, three, and four-unit residential; multi-unit residential; senior housing; mixed-use with residential; lot sizes; density; setbacks; frontage; and other elements.

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.

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 Yetman, surveyor, Haley Ward, agent. Map 106, Lot 11. Residence A District.

561 Bay Road Permitted Use B. Permitted Use B application for retaining walls, stone walls, steps, regrading and landscaping within the Wetland Conservation Overlay District for a single family house. A Permitted Use B approval was granted in 2023 for a different design. David and Karen Della Penta, property owner. Eric Weinrieb and Erik Saari, engineers, Altus Engineering. Map 239, Lot 9. Residence Coastal District.

Amendment to allow Electric Vehicle Charging. Proposed amendment to the Zoning Ordinance to allow electric vehicle charging facilities in all zoning districts.

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.

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

Presentation on Lighting Standards. Presentation by UNH students as part of Capstone Project about proposed Nature-Friendly Lighting Standards.

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.