



TOWN OF DURHAM

8 Newmarket Rd
Durham, NH 03824-2898
603/868-8064

Michael Behrendt, Durham Town Planner
mbehrendt@ci.durham.nh.us

** See sections on [Zoom Access](#) and
[Other Information at the end.](#)*

DURHAM PLANNING BOARD

Wednesday, July 8, 2026
Council Chambers, Durham Town Hall

7:00 p.m.

AGENDA

Planning Board (7 voting members)

Paul Rasmussen, *Chair*
Gary Whittington, *Vice Chair*
Peyton McManus, *Secretary*
Heather Grant, *Council Rep.*
Richard Kelley
Rob Sullivan
Sally Tobias
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*
Tracey Cutler, *Administrative Asst.*

- 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):
- VIII. **Public Hearing – Tree Cutting by Eversource.** Proposed trimming and removal of trees along three Durham scenic roads – Durham Point Road, Bay Road, Packers Falls Road. Eversource Energy. Marisa Del Corso, Certified Arborist, Eversource. Recommended action: Final action.
- IX. **Public Hearing - Amendment for ADU's.** Proposed amendment to the Zoning Ordinance to require owner occupancy on single-family sites with an accessory dwelling unit. Recommended action: Vote to initiate amendment if acceptable.
- X. **Public Hearing - Lighting Regulations.** Proposed amendments to Article 6 of the Site Plan Regulations. Recommended action: Vote to adopt amendment if acceptable.
- XI. **Single-Family Residences and Accessory Dwelling Units and Table of Uses.** Discussion whether single-family residences should be permitted in the Office Research, MUDOR, and ORLI zoning districts and whether accessory dwelling units should be permitted in all zoning districts. Recommended action: Schedule public hearing if proposal is acceptable.
- XII. Review of Minutes: June 10, 2026 and June 24, 2026
- XIII. Other Business:
- XIV. 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
(over)

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 **July 22, 2026**.