



TOWN OF DURHAM

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

DURHAM PLANNING BOARD

Wednesday, June 10, 2026
Council Chambers, Durham Town Hall

7:00 p.m.

AGENDA

Planning Board (7 voting members)

Paul Rasmussen, *Chair*
Gary Whittington, *Vice Chair*
Heather Grant, *Council Rep.*
Richard Kelley
Peyton McManus
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. **Riverwoods Trails**. Stone Quarry Drive. Permitted Use B application to upgrade trails at Riverwoods Phase II. Riverwoods Durham, property owner. Erik Saari, Altus Engineering, agent. Map 209, Lot 33. Office Research District. *Recommended action*: Final action.
- IX. **73 Piscataqua Road Subdivision**. Preliminary design review for proposed 3-lot subdivision of 20-acre lot at 73 Piscataqua Road. Construction of new private road to access lots. William Goldstein, property owner. Chris Berry, Berry Surveying & Engineering, surveyor. Map 209, Lot 42. Residence Coastal District. *Recommended action*: Discuss and schedule public hearing.
- X. **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*: Schedule public hearing if ready.
- XI. **Architectural Regulations**. Extensive proposed amendments to Architectural Design Standards in Site Plan Regulations. *Recommended action*: Schedule public hearing if ready.
- XII. **Lighting Regulations**. Proposed amendments to Article 6 of the Site Plan Regulations. *Recommended action*: Discuss and schedule public hearing if ready.
- XIII. Review of Minutes: May 13, 2026
- XIV. Other Business:
 - Town Planner Selection Committee
- XV. 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 **June 24, 2026**.