



TOWN OF DURHAM
8 Newmarket Rd
Durham, NH 03824-2898
603/868-8064
Michael Behrendt, Durham Town Planner
mbehrendt@ci.durham.nh.us

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.*

****RECAP****

DURHAM PLANNING BOARD
Wednesday, July 22, 2026
Council Chambers, Durham Town Hall
7:00 p.m.
AGENDA

I. Call to Order

VIII. **Dunkin Donuts sign.** Presentation of proposed new freestanding sign for new Dunkin Donuts at 3 Dover Road. For nonbinding comments from the Planning Board. The owner is also applying for a variance from the Zoning Board of Adjustment as freestanding signs are not allowed in the Courthouse District.

Several nonbinding comments were offered.

IX. **Public Hearing – Single-Family in OR district and ADUs in CH, C, and CC districts.** Proposed Zoning Amendment for the Table of Uses to change Single-Family Residence from Not Permitted to Permitted in the Office – Research (Route 108) district and to change Accessory Dwelling Units in the Church Hill, Courthouse, and Coe’s Corner district from Not Permitted to Permitted. **Recommended action:** Initiate amendment if acceptable.

The board voted unanimously to initiate the amendment which now goes to the Town Council.

X. **Public Hearing – Maximum of 2-bedroom units in CB districts.** Proposed Zoning Amendment to change the restriction for a maximum of 2 bedrooms in any dwelling unit in a building in the Central Business-1 and -2 Districts to a maximum *average* of 2 bedrooms for all of the units in a building. **Recommended action:** Initiate amendment if acceptable.

The board changes the proposal to allow 3-bedroom units provided they do not exceed 20% of the total number of dwelling units in the development.

XI. **Downtown Adjacent Zoning.** Discussion about potential zoning changes in areas adjacent to the downtown core. **Recommended action:** Discussion.

The board started to discuss the subject.

XII. Review of Minutes (new):

None

XIII. Other Business:

None

XIV. Adjournment

2026.