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Town Planner Recommendation
DURHAM PLANNING BOARD
Wednesday, January 13, 2016

IX. **Public Hearing - Proposed changes to newly-adopted Site Plan Regulations.** The Planning Board adopted an entirely new set of Site Plan Regulations on September 9, 2015. The Planning Board then developed numerous proposed changes to the new regulations based upon public comments made in the course of the review of the new regulations and other considerations. These additional proposed changes are now being considered for adoption.

➤ I recommend the board vote to adopt the changes if they are acceptable.

Please note the following:

- 1) The board can close the public hearing or continue it to another meeting, at its option.
- 2) The board can vote to adopt the changes as presented or with *insignificant* changes. If the board wishes to make *significant* changes then a new public hearing would be needed.
- 3) The Planning Board adopted an entirely new set of Site Plan Regulations on September 9, 2015, after a review process that lasted a year or so. Based upon a number of comments made by the public about the new regulations and other considerations, the board developed additional proposed changes after September 9. The board endorsed these changes on December 9. I prepared the enclosed document based on what the board endorsed. I made a few additional minor changes, that seemed straightforward, based on additional comments that I received (such as from Barbara Dill, Planning Board member, and April Talon, Town Engineer), and noted them in the document in green.
- 4) The proposed changes are marked in the enclosed document. The proposed new Landscaping Appendix is also enclosed. There are a few proposed changes in the Architectural Regulations (which is treated as an appendix for ease of use) but those changes are identified in the main regulations in Article 2, in order that we not need to include the very lengthy Architectural Regulations in the packet.