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Town Planner's Recommendation
Wednesday, September 9, 2015

- X. ***Public Hearing – Amendments to the Site Plan Regulations***. The regulations have been completely rewritten in the following format: Part I - General Provisions, Part II - Site Plan Review Process, and Part III - Development Standards. The proposed new regulations will replace the existing regulations in entirety.
- I recommend the board hold the public hearing, close the public hearing, and then vote to adopt the proposed new site plan regulations as presently presented (See below)

Please note the following:

- 1) Earlier the Planning Board discussed closing the public hearing on September 9, reviewing and incorporating the public comments, as appropriate, at the September 23 meeting into a revised document. Then holding a public hearing on the revised document on October 14 and hopefully adopting it that evening. Andrew Corrow, Planning Board chair, spoke with me about this process and he and I recommend, instead, adopting the regulations as currently drafted on September 9.

However, we would fully expect that the board will revisit the new regulations in the near future to review all of these recent comments and to provide an opportunity for the public to submit new comments. The board would then revise the regulations again, as appropriate.
- 2) Andrew and I think this approach makes sense because:
 - a) the current regulations are significantly outdated,
 - b) the proposed regulations are considered to be state of the art,
 - c) the Planning Board carefully vetted this draft incorporating earlier comments from the public throughout the process of crafting the new regulations, over the past year,
 - d) there may be several large projects coming forward, and
 - e) we are eager to have the regulations in place as soon as possible.
- 3) You can view the *proposed* new regulations and various comments at this link: http://www.ci.durham.nh.us/boc_planning/proposed-new-site-plan-regulations-0. The first item shows the entire document. The Architectural Design Standards (already in place actually, except with some minor changes), shown lower on the list of documents, are part of the regulations.
- 4) You can view the *current* Site Plan Regulations at this link: http://www.ci.durham.nh.us/sites/default/files/fileattachments/planningandzoning/site_regulations_5-13-15_0.pdf