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Town Planner's Review
DURHAM PLANNING BOARD
Wednesday, May 11, 2016

- X. ***Public Hearing - Historic District Ordinance - Amendments.*** The Town Council formally initiated numerous proposed amendments to Article XVII – Durham Historic Overlay District, pursuant to changes proposed by the Historic District Commission. The changes involve administrative matters, delineation of the district, purview of the commission, procedures, submission materials, review criteria, required maintenance and demolition by neglect, standards for review of signs, and other matters. The Planning Board has made a number of additional changes to the document.
- I recommend that the board hold the public hearing, close the public hearing, incorporate one more change recommended by the HDC, finalize the document, and set a new public hearing for June 8

The Planning Board gave a preliminary endorsement to the enclosed draft on March 23. The board then sent the draft to the HDC to see if the HDC had any comments on the changes made by the Planning Board from the earlier document initiated by the Town Council. The HDC discussed the draft at its meeting on May 5 and had only one recommendation.

The proposed language clarifies that the HDC does not have purview within road rights of way. However, the HDC was concerned about any stone walls and buildings that might be located in the right of way. Thus, the HDC recommends adding the following sentence, where shown below in purple: “However, any buildings or portions of buildings or stone walls or portions of stone walls that are located in any road right of way within the boundaries of the HOD shall be subject to review by the HDC.”

175-93. Identification of the Historic Overlay District.

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- B. ***Delineation of the District.*** The HOD is defined as that area made up of the lots listed below, including those that are Town-owned lots, as delineated on the Durham Tax Maps, excluding road rights of way and structures within the road rights of way. However, any buildings or portions of buildings or stone walls or portions of stone walls that are located in any road right of way within the boundaries of the HOD shall be subject to review by the HDC. Unless otherwise noted, all of the land composing each lot shall be considered to lie within the District. ~~The District also includes all Town property necessary to make a contiguous District.~~ Should any of the lots listed below be subdivided or combined with other lots in the future, the new lots, or applicable portions of those new lots, that are located within the overlay district as delineated herein, shall be included in the HOD.