



TOWN OF DURHAM
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Town Planner's Review
Wednesday, February 10, 2021

- IX. **Public Hearing - Downtown Zoning Amendments.** Zoning amendments regarding height, stories, uses, density, and building configuration in the Central Business District; drive-through facilities in various districts; method for determining building height; and related changes. New changes discussed by the board on October 28 are incorporated.
- I recommend that the board close the public hearing, review the revised draft, and provide a recommended version to the Town Council if the board is ready.

Please note the following:

- The most recent version – with red and blue - is enclosed. Changes from the original Town Council version, as discussed by the Planning Board, are shown in the second document in purple, included for reference only.
- The Town Council approved a fourth extension to the February 24 Planning Board meeting for the board to provide its comments, if needed.
- The Town Council initiated a set of amendments on August 3. The Planning Board held public hearings on the amendments as written on August 26 and October 14. The board made a number of changes to the draft on October 28 and held a public hearing on the revised version on January 13.
- On January 13 the board added one provision for the public hearing on February 10 – a 20-foot setback for buildings facing Main Street or the section of the district limited to three stories. This is the second sentence in subsection B. 6. c. The Planning Board did not necessarily endorse this additional provision but agreed to include it in the draft for the public hearing and consideration this evening.