



TOWN OF DURHAM
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Town Planner's Review
Wednesday, August 24, 2022

XII. **19-21 Main Street – Parking Lot**. Site plan and conditional use application for parking lot as principal use on four lots and reconfiguration of the entrance. Toomerfs, LLC c/o Pete Murphy and Tim Murphy, owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Monica Keiser and Tim Phoenix, attorneys. Map 108, Lots 10, 11, 12, and 13. Church Hill District. *Extended to September 28. **The Public Hearing is closed.***

➤ The Planning Board is now in its final deliberations on the project.

The Planning Board closed the public hearing at the last meeting. The board has discussed the eight conditional use criteria but not taken any votes. I believe the tasks remaining for the board are to take one vote on the conditional use. As part of that vote the board should lay out clearly how each of the eight criteria are or are not met.

I don't believe that the board completed its discussion about several of the site plan issues, in particular related to natural resources and grading.

Once the board votes on the conditional use and clarifies any remaining site plan issues I can prepare a draft notice of decision for a subsequent meeting. IF the draft notice is for an approval then I would recommend that new notices be sent by the Town inviting comment only on the draft notice. There is no need to invite comments if the notice is for denial.