



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, November 8, 2023

- IX. ***Public Hearing - 81 Dover Road – Community Center***. Conditional use application from Arts in Reach to establish a community center for arts programming. The nonresidential program serves youth 11 to 18 in school, after school, during school vacations, on weekends, and during the summer. The existing single-family house and barn will be converted for this purpose. Jennifer Minicucci, Executive Director, applicant. Todd Cain, property owner. Tax Map 209, Lot 7. Office Research District. ***NOTE:** This application is for conditional use only. Submission and approval of a site plan application would be required in order to use the site as a community center.
- I recommend approval of the conditional use as stated below. The Planning Board will need to review each of the eight conditional use criteria before taking action.

Draft

NOTICE OF DECISION

Project Name: Conditional Use for Arts in Reach
Action Taken: APPROVAL (for conditional use only, not for site plan)
Project Description: Conditional use for Arts in Reach, designated as a community center, which is allowed by conditional use in the Office Research District.
Address: 81 Dover Road
Property Owner: Todd Cain
Applicant: Arts in Reach, c/o Jennifer Minicucci, Executive Director
Map and Lot: Map 209, Lot 7
Zoning: Office Research
Date of approval: November 8, 2023

*The conditional use for a community center to serve Arts in Reach as presented in their conditional use application is approved. A site plan (including the change of use) application will need to be submitted to the Planning Board and approved by the Planning Board before the site can be used by Arts in Reach as a community center.

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Findings of fact. As part of this review and approval the Durham Planning Board finds the following: **A)** The applicant submitted a conditional use application and extensive supporting documents, for the project; **B)** The applicant submitted responses to the eight conditional use criteria; **C)** The application was presented to the Planning Board on October 25, 2023; **D)** A site walk was held on November 8; **E)** The Planning Board held a public hearing on the application on November 8; **F)** The Planning Board reviewed the conditional use criteria and found that the application meets all eight criteria; **G)** The Planning Board approved the application for a conditional use. **H)** A site plan application will need to be submitted and approved before the property can be used as a community center. A record of documentation and a timeline of the project will be prepared as needed.