

DRAFT
DURHAM TOWN COUNCIL
MONDAY, MAY 19, 2025
DURHAM TOWN HALL - COUNCIL CHAMBERS
7:00 PM

MEMBERS PRESENT: Chair Joseph Friedman, Chair Pro Tem Eric Lund, Councilor Wayne Burton, Councilor Emily Friedrichs (who uses the pronouns ze/zir/zirs/zirself and the title Mx. Friedrichs), Councilor Darrell Ford, Councilor Sally Needell, Councilor Curtis Register, Councilor Robin Vogt, Councilor Heather Grant

MEMBERS ABSENT: None

OTHERS PRESENT: Administrator Todd Selig, Town Clerk and Tax Collector Rachel Deane, Durham Fire Chief Dave Emanuel, members of the Durham Fire Department, Firefighter Joshua Gaultier, Firefighter Ken Richards, Business Manager Gail Jablonski, Planning Board Chair Paul Rasmussen, Town Planner Michael Behrendt, Historic District/Heritage Commission Chair Larry Bricker-Wood, Zoning Board of Adjustment Chair Micah Warnock, Information Technology Manager Luke Vincent

I. Call to Order

Chair Friedman called the meeting to order at 7:00 P.M.

II. Roll Call of Members

Councilor Heather Grant, Councilor Robin Vogt, Chair Joe Friedman, Chair Pro Tem Eric Lund, Councilor Wayne Burton, Councilor Sally Needell, Councilor Darrell Ford, Councilor Curtis Register

III. Town Council grants permission for fewer than a majority of Councilors to

participate remotely - Not needed at this point in meeting. Councilor Friedrichs joined the meet on Zoom at 9:13 p.m. and was granted permission to participate remotely on a unanimous roll call vote at that time.

IV. Approval of Agenda

Chair Friedman noted another agenda item had come up since the agenda was published: An extension of time for the Planning Board to review two zoning amendments and give feedback to the Town Council. He suggested that this matter be added under Unfinished Business as item XII-C and bump the existing agenda item XII-C to item XII-D.

Chair Pro Tem Lund MOVED to approve the agenda with that change.

Councilor Needell suggested moving the discussion with IT Manager Luke Vincent from the last item on the agenda to earlier in the meeting, but it was decided since he is joining on Zoom later not to do so.

Councilor Register SECONDED the motion. There was no discussion. The agenda was APPROVED on a unanimous hand vote of 8-0.

V. Special Announcements

Swearing in of new Firefighters Joshua Gaultier and Kenneth Richard

Fire Chief Dave Emanuel introduced Joshua Gaultier and Kenneth Richard who have been hired for the position of firefighter and EMT. He said Mr. Gaultier, a Somersworth resident, began his career in 2022 with the New Castle Fire Department and has Firefighter 1 and Firefighter 2 certifications as well as EMT Basic certification. He replaces recently retired Firefighter Ken Lundberg.

Mr. Richard's fire service began in 2012 with the Strafford Fire Department as an Explorer. There he earned his Firefighter 1 and 2 certifications as well as his EMT B certification. He is in the process of earning his Advanced EMT certification. He was an active duty member of the U.S. Coast Guard as a damage controlman and was last stationed in New Castle. He lives with his family in Strafford.

Chief Emanuel said Mr. Richards is the first hire for the six-person shift, which was approved by the Town Council in December to start July 1. He said the department has adjusted its budget to bring him on now so as not to lose him to another job. Both new firefighters began their jobs April 21.

Town Clerk Rachel Deane swore Mr. Richards and Mr. Gaultier in and they were pinned with their probationary shields by family members. Chief Emanuel thanked the Town Council and Chair Friedman thanked all the town's firefighters for their hard work to keep the town safe.

VI. Public Comments

Joshua Meyerowitz, 7 Chesley Drive, reported the UNH Faculty Senate has passed a motion about the handling and investigation into the May 1, 2024 student protest, but that it has not been posted publicly because the Faculty Senate has no paid staff. He said the resolution was drafted before the Concord Monitor investigation published on the protest's anniversary so doesn't include that information. He also spoke about a lawsuit brought against UCLA by pro-Palestinian activists alleging the police stood by passively while they were attacked and then moved in 12 hours later to disband their encampment, shooting rubber bullets and arresting them. He said the actions of police and arrests of students during the UNH protest last year still need to be addressed.

VII. Report from the UNH Student Senate External Affairs Chair or Designee

The UNH student representative was not present.

VIII. Unanimous Consent Agenda

- A. Shall the Durham Town Council authorize the Administrator to sign the Town of Durham's first half 2024 Property Tax Warrant and direct the Tax Collector to collect partial payment of property taxes assessed on April 1, 2025 in the amount of \$19,053,199?

- 1 B. Shall the Town Council, upon recommendation of the Administrator, review and readopt
2 the Town's Investment Policy as required by New Hampshire Revised Statutes Annotated
3 (RSA) 41:9?
4 C. Shall the Town Council, upon recommendation of the Administrator, award the
5 Emergency Generator Project to CDS Unlimited of Bennington, N.H., for a total price not
6 to exceed \$738,700, subject to available funding, and authorize the Administrator to sign
7 associated documents?
8 D. Shall the Town Council, upon recommendation of the Administrator, award the
9 Construction Phase Engineering Services for the Emergency Generator Project to
10 Underwood Engineers of Portsmouth, N.H., for a total price not to exceed \$118,100,
11 subject to available funding, and authorize the Administrator to sign associated
12 documents?
13 E. Shall the Town Council reschedule the Council meeting of January 19, 2026 to January
14 12, 2026 due to the Martin Luther King Jr. Civil Rights Day Holiday?
15

16 ***Chair Friedman MOVED that the Town Council pass the unanimous consent agenda.***
17 ***Councilor Heather Grant SECONDED the motion. The unanimous consent agenda***
18 ***PASSED on a unanimous roll call vote of 8-0.***
19

20 **IX. Committee Appointments**

21 Shall the Town Council, upon recommendation of the Agricultural Commission Chair,
22 appoint David Marcouillier, 7 Fairchild Drive, to an unexpired alternate membership on
23 the Agricultural Commission with a term expiration of April 2028?
24

25 Councilor Register introduced Mr. Marcouillier, a neighbor of his and an employee of the
26 Department of State, who has a lot of gardening, cooking and canning knowledge and is
27 interested in working on the Grow Together Durham initiative to reduce the town's
28 reliance on external food sources.
29

30 Mr. Marcouillier said he is a native of Hancock, N.H., came to Durham to attend UNH
31 and stayed on the Seacoast. He said he is an avid gardener, food preservationist and
32 fermenter and is impressed with the projects the Agricultural Commission is working on.
33 He thinks Durham has a chance to be a real leader in community agriculture in the state,
34 and is excited to join the committee.
35

36 ***Councilor Register MOVED that the Town Council appoint Mr. Marcouillier to the***
37 ***Agricultural Commission. Councilor Ford SECONDED the motion. The motion***
38 ***passed on a unanimous roll call vote of 8-0.***
39

40 **X. Presentation Items**

- 41 A. Annual report on the Zoning Board of Adjustment activities and projects by Micah
42 Warnock, Chair
43

44 Mr. Warnock said it's been a slow year with just nine applications before the ZBA. He
45 said five were approved, three denied and two withdrawn. Of the five approved, three
46 were special exceptions for short-term rentals.

1
2 He expressed concern about the changes to the three unrelated zoning. He said he works
3 in Scarborough, Maine, where they also made that change and he said it causes some
4 concern. He noted specifically the town-issued parking passes given to property owners
5 for their own and tenants' use and how the increase in numbers of tenants affects parking.
6 He said no one has the right to give a pass to someone else or sell them, which he said he
7 knows his tenants have done. He said solidifying the rules around their use will be needed
8 as more people are allowed to live together. He said zoning exists so people don't impede
9 on other people, and parking is one area where they do, and the town needs more formal
10 rules and regulations for the parking passes.

11
12 He said he doesn't anticipate a lot of developments coming to the board. He said the
13 board could use another member. It has one alternate now, but typically likes to have two.
14 He thanked the Town Council for the support it gives the board.

15
16 When asked, he said his suggestion for the parking passes would be to tie the pass to a
17 full-time resident and to have enforceable language in the policy that you can't rent, sell
18 or give away a parking pass for a long-term purpose. He said he has been offered \$1,500
19 for a parking pass and knows their increasing value will make it hard for passholders to
20 resist selling them. The size of the streets in downtown neighborhoods make parking
21 difficult and keeping them passable to emergency vehicles is a concern. Administrator
22 Selig said the parking pass program was established about 25 years ago and the situation
23 is very different now. The original motivation was to keep students from parking on
24 neighborhood streets. He said the program should be reviewed and modified given
25 today's problems.

26
27 Mr. Warnock said moving the Code Enforcement office from full-time to part-time has
28 not caused any issues for the ZBA when Administrator Selig asked. He praised both
29 Code Enforcement Officer Audrey Cline and Administrative Assistant Tracey Cutler for
30 always being great to work with.

31
32 B. Receive annual report on the Historic District Commission activities and projects, Larry
33 Brickner-Wood, Chair

34
35 Mr. Bricker-Wood said it's wonderful to have a great group to work with on the
36 Commission, and thanked Mr. Behrendt and Administrator Selig for being great to work
37 with, too. He said Public Works Director Rich Reine and all his staff members are
38 exceptional across the board.

39
40 Mr. Brickner-Wood said the Bickford-Chesley Farmhouse project is going reasonably
41 well, and noted the recent fundraising effort using the Wagon Hill Farm Heritage
42 Expendable Trust to raise private donations to furnish the interior of its first floor. He
43 said Historic District Commission member Carol Singer and Vice Chair Charlotte
44 Hitchcock have been the leads on this project and have done a great job.

45

1 He said the new historical marker is in place at Jackson's Landing after a long process of
2 reaching consensus around its wording and finding a better spot for it. He noted the
3 upcoming commemoration of the Marquis de Lafayette's visit to Durham 200 years ago.
4 He said the ceremonial event will take place on June 22 at 10:15 a.m. Vice Chair
5 Hitchcock is also leading this event.
6

7 He said the commission is looking at replacing and placing more signs for the borders of
8 the Historic District. He said the commission aims to add a historical market each year
9 and is looking at what's next. He said the Commission is reviewing the Historical District
10 ordinance and will be making a few suggestions to the Council soon. He said the
11 commission has been working with property owners to mark historical homes. He said
12 the Commission is seeing the fewest number of applications ever for renovations in the
13 Historic District. He said most are for window replacements, and that the commission can
14 go three to four months without receiving an application.
15

16 Councilors thanked Mr. Brickner-Wood for his work.
17

18 **XI. Councilor and Town Administrator Roundtable**

19

20 Councilor Grant - Housing Task Force

21 She reported that the Housing Task Force met last Monday and State Rep. Al Howland
22 gave an update on legislation and housing initiatives at the state level. She said the Task
23 Force reviewed and suggested changes to the zoning tables and dimensions, which is one
24 of the last tasks the Housing Task Force was to complete before disbanding. She said it
25 will next look at the Conservation Subdivision zone to see what can be done to increase
26 density there.
27

28 Councilor Vogt - Energy Committee

29 He reported that the Energy Committee met May 6 and worked on its mission statement
30 to align with the new Climate Action Plan. He said it adopted its 2024 goals as its 2025
31 goals, to include climate action plan goals; an energy checklist to improve homes and
32 businesses; an opportunity to work with UNH Sustainability Program to gather data, and
33 an update to EV site plan regulation modifications for chargers.
34

35 Chair Friedman asked if the committee is looking at Community Power Coalition of NH
36 rate changes. Mr. Vogt said the committee's chair is monitoring them, but didn't have an
37 update. Administrator Selig said Steven Holmgren, who is a member of the Energy
38 Committee, is on the CPCNH Board of Directors and often provides updates.
39

40 Councilor Vogt - Human Rights Commission

41 He reported that the Human Rights Commission met on May 15, and discussed the many
42 concerns about immigration and ICE enforcement around town that they've heard from
43 residents. He said Chief Kelley has made clear that police are aware, have no connection
44 with ICE and will contact the state Attorney General's office when they are aware of
45 activity occurring. The Commission talked about the community input around that. It
46 decided to proactively create a checklist about what to do in the face of ICE enforcement,

1 and legal resources available to make sure that constitutional rights are being protected.
2 He said a link tree is being created for posting on the HRC website so information is
3 readily available to all residents.
4

5 Councilor Register - Agricultural Commission

6 He reported that the Agricultural Commission met May 12 and updated its survey results
7 with the information from the handwritten postcards sent out after the online survey. He
8 reported 78 people expressed interest in working on the Growing Together initiative and
9 the Commission discussed how to make initial contact with interested residents and
10 creating a cohort of experienced growers to give an orientation and then roll out more
11 individual training. With Aug. 16 Farm Day coming up, the Commission brainstormed
12 activities, including a growing and cob-eating competitions, and invited anyone with
13 ideas to email him or Commission Chair Theresa Walker. He said the Durham Farmers'
14 Market begins June 2, and the Commission next meets June 9.
15

16 Councilor Register - School Board

17 He reported that the School Board discussed kindergarten registration, which is going
18 well, and the construction to expand Mast Way and Moharimet elementary schools. The
19 last strategic planning session for the community will be Tuesday, May 27, and attendees
20 need to register online at the School District website. He said at the time of the meeting
21 the district was waiting on confirmation to join the national education lawsuit. He said
22 the district is redoing its budget because computer companies like Dell can no longer give
23 quotes and estimates for computers because of tariffs, and it had to find an additional
24 \$100,000 for its contract with Dell. He congratulated the Oyster River Middle School for
25 being named School of the Year in the middle school category at the N.H. Excellence in
26 Education awards. He read the criteria used to choose the School of the Year and noted
27 how the faculty and staff there are some of the best in the state. With paraprofessional
28 and custodian contracts being renegotiated this year, he said to keep them the school
29 district needs to pay them appropriately.
30

31 Councilor Register - County Commissioners Meeting

32 He reported he attended this meeting and the Executive Committee hearing, where they
33 discussed the budget appropriation of \$17, 980,000, and the loan they take out until they
34 pull taxes on Dec. 14. They pay \$1 million in interest on the loan. He said they discussed
35 changing to pulling taxes at the beginning of the year, which would be a big change for
36 towns. Nothing was decided, but a subcommittee was formed to examine the issue. He
37 noted that this winter's Norovirus season affected 160 nursing home staff members,
38 which cost \$200,000 in overtime pay. He said they formed a subcommittee to look at
39 how to take care of the county's aging population, and the possibility of privatizing a new
40 nursing home.
41

42 Councilor Register - TrainRiders Northeast Conference

43 He said he represented Durham at the recent conference in Brunswick, Maine. He said
44 there is bipartisan support for trains and noted a case study of a train company that might
45 be a good model for New England.
46

1 Councilor Register

2 Councilor Register noted a recent police incident in town that resulted in bruising and
3 lacerations to several officers and the use of a taser, and praised the police for not
4 discharging weapons, which he said is a testament to the police department.

5
6 Councilor Needell - Integrated Waste Management Advisory Committee

7 She reported that the Committee met on May 7 and heard a presentation by DPW
8 Assistant Director Sam Hewitt who said DPW will come to the Council soon for approval
9 to buy the toters needed for the garbage pickup system. At the time of the meeting, she
10 said DPW was waiting to hear from Waste Management about outsourcing the town's
11 garbage pickup. They said there has been improvement in staffing levels as some
12 employees who were out on injuries have returned. There was a long discussion about the
13 draft Climate Action Plan. She said IWMAC discussed doing a pilot program to study
14 how curbside compost pick-up would work. Next meeting is Wednesday, May 21.

15
16 Councilor Burton

17 He reported the recent listening session was well attended and touched on the topics of
18 education funding, Medicaid reduction, UNH cuts and school vouchers. He noted there's
19 a full House session Thursday to finish remaining legislation, and Friday he'll represent
20 the president of the Commission on Higher Education, Larry Shaw, at the Public Higher
21 Education Study Committee speaking about President Trump's lack of knowledge about
22 the higher education system.

23
24 He noted his concern about a recent article that had a UNH spokesperson saying it was up
25 to Durham to enforce immigration laws at UNH, and hopes the town can clarify this
26 inaccuracy. He said the Wagon Hill project is going well.

27
28 Administrator Selig said last week there were several articles about Republican
29 legislators focusing on undocumented students at UNH and how they were accepted at
30 the expense of state residents who wanted to attend. UNH reported three undocumented
31 individuals out of 21,000 students, and responded that the only in-state high school
32 students not accepted are those that are not qualified and would not be successful at
33 UNH. Some of the comments included it's time for UNH police to join with ICE to show
34 UNH how to deal with its undocumented students, Selig said. He felt the UNH
35 spokesperson was caught off guard and said since UNH gets policing authority from
36 Durham, the town would have to decide that, without understanding the relationship.
37 Administrator Selig said the town wouldn't be comfortable with that, or with UNH doing
38 that. He said he received a call from Police Chief Rene Kelley who was also upset with
39 the comment because it is inaccurate. They decided to let it be since the story doesn't
40 involve Durham, thinking it's a political issue for Republican legislators focused on
41 UNH.

42
43 Councilor Ford - Conservation Commission

44 He reported the next meeting of the Conservation Commission is Tuesday, May 27 at the
45 police station.

46

1 Chair Pro Tem Lund - Historic District/Heritage Commission

2 He reported that the commission met on May 8, and Larry Brickner-Wood and Charlotte
3 Hitchcock were reelected as chair and vice chair respectively. The Commission discussed
4 the state of the Hamilton Smith Chapel. Seven years ago, repairs to the masonry were
5 made with a Moose Plate grant and the wrong mortar was used. Additional repairs are
6 needed now, but they are reluctant to apply for another Moose Plate grant for the same
7 project again so soon. He reiterated there'll be a celebration of the 200th anniversary of
8 the Marquis de Lafayette's visit to Durham on June 22 at 10:15 a.m.

9
10 Chair Pro Tem Lund - Planning Board

11 He reported the board met May 14 and approved the application to relocate the Dunkin
12 Donuts across the street to the former Cumberland Farms location, with the owners
13 agreeing to the NHDOT demand that vehicle access is right in, right out. The public
14 hearings on the zoning amendments were held during the meeting, but there was not time
15 for deliberation so action was deferred until the next meeting. The board talked about
16 concerns if the state Legislature decides to make students a protected class. There was
17 also discussion about the Planned Unit Development. He said West Edge developers are
18 still being evaluated and there should be a decision in the next month or so. The board
19 considered an application from 35 Madbury Road, the Lambda Chi Alpha fraternity, to
20 reconfigure a driveway. It was met with favorable review and probably will move to a
21 formal application soon. Next meeting will be the May 28 workshop on the zoning
22 amendments and other zoning issues.

23
24 Chair Friedman - Parks and Recreation Committee

25 He said the Parks and Rec Committee will meet May 20 and review the draft of the report
26 on Jackson's Landing and Woodridge Park improvements.

27
28 Chair Friedman - Seacoast Economic Development Stakeholders

29 He said the next meeting will be tomorrow morning and include a presentation by the
30 Center for Women and Enterprise, and the training and resources it offers; and a
31 discussion of the draft 2025 Community Economic Development Strategies annual
32 update, which is online at straftford.org.

33
34 Chair Friedman

35 He said there are very exciting downtown zoning changes and very exciting opportunities
36 coming to Durhan that will help the community in many ways. He said he's looking
37 forward to getting the town ready for developments like the Edge, housing downtown,
38 and commercial development downtown.

39
40 Administrator Selig

41 He displayed the ad that Durham and UNH jointly paid for and published in the
42 TrainRiders Northeast conference program, and the ad Durham supported in the UNH
43 Department of Theater and Dance 101st Anniversary playbill, and passed them around.

44

Councilor Burton brought up proposed legislation that would allow residential building in a commercial zone and indicated he believes it will pass. There was discussion about its effect and that of the bill that would make students a protected class.

XII. Unfinished Business

- A. **Public Hearing on Resolution #2025-11** authorizing the issuance of long-term bonds or notes not to exceed Fourteen Million, Three Hundred and Thirty-Seven Thousand and Three Hundred dollars (\$14,337,300) for the purpose of bonding 2014-2025 Capital projects and equipment purchases.

Chair Friedman MOVED to open the Public Hearing. Councilor Ford SECONDED the motion. The motion PASSED on a unanimous 8-0 roll call vote.

No one from the public was present to speak about the resolution.

Chair Pro Tem Lund MOVED to close the Public Hearing. Councilor Register SECONDED the motion. The motion PASSED on a unanimous roll call vote of 8-0.

Councilor Register MOVED to pass the resolution. Councilor Ford SECONDED the motion. The motion PASSED on a unanimous roll call vote of 8-0.

- B. **Public Hearing on Ordinance #2025-06** Amending Chapter 175, "Zoning," Article II, "Definitions," Article XII, "Base Zoning Districts," Section 175-42, "Central Business District, Article XII.1, "Use and Dimensional Standards," Section 175-53, "Table of Land Uses," and Section 175-54, "Table of Dimensions," and the Zoning Map of the Town Code to create two new Central Business Zoning Districts.

Mr. Behrendt gave a short history of these zoning amendments. He said Administrator Selig asked the Planning Board and Housing Task Force to explore strategies to support the downtown area. The Housing Task Force formed a Downtown Zoning Subcommittee with Task Force and Planning Board members. The subcommittee came up with four proposals: one about RSA 79-E and three zoning changes.

The downtown zone is mixed use with residential primarily and it's conditional use which he said can be problematic. Switching the downtown to permitted use would be more attractive to businesses and developers, but residents near the downtown, especially the Faculty Road neighborhood area, are concerned the Mill Plaza would be developed as student housing. So, the task force came up with splitting the downtown business district in two with mixed use residential a permitted use in Central Business 1, the main downtown area, and keeping it a conditional use in Central Business 2, the area around Mill Road and the plaza. The only other difference between CB1 and CB2 is the height limit with five stories allowed in CB1 and four in CB2.

Discussion continued about pending state legislation that would allow residential development in commercial zones, and how it would affect this zoning.

1 ***Chair Pro Tem Lund MOVED to open the Public Hearing. Councilor Needell***
2 ***SECONDED the motion.***

3
4 Chair Friedman said this is the first of multiple steps in making downtown changes. If
5 this passes, it may be amended later to add properties to both CB1 and CB2. Discussion
6 occurred about what properties may be added and changes that are being proposed in
7 UNH's 10-year Master Plan, which it is believed will be released soon.

8
9 ***The motion to open the Public Hearing PASSED on a unanimous roll call vote of 8-0.***

10
11 **Robin Mower, 6 Britton Lane**, on Zoom said splitting the Central Business District is a
12 great idea, but questioned what CB2 is envisioned to be and if other standards should be
13 specified in this amendment to invite the kind of development the town wants to see
14 there. She wondered what the timeframe rationale is and why the town wants to move
15 forward on these zoning changes with so little discussion and no finetuning. She said she
16 doesn't think this zoning amendment should be approved until these issues are addressed.

17
18 **Beth Olshansky, 122 Packers Falls Road**, said she is excited about the idea of splitting
19 the downtown business zone, but wants the community to really look at what it wants in
20 CB2. She questioned why UNH land was included because the town has no control over
21 UNH land. She criticized pushing this change through so quickly. She suggested having a
22 mini-workshop with residents, especially CB2 neighbors, to give it more thought and
23 look at all the zoning amendments at once. She said with so much uncertainty in Concord
24 about pending zoning legislation it's not a good time to make changes.

25
26 ***Councilor Grant MOVED to close the Public Hearing. Councilor Needell SECONDED***
27 ***the motion. The motion PASSED on a unanimous 8-0 roll call vote.***

28
29 ***Chair Friedman MOVED to adopt the resolution. Chair Pro Tem Lund SECONDED***
30 ***the motion.***

31
32 Councilor Register addressed some of the concerns expressed in the Public Hearing and
33 asked Administrator Selig if the proper procedure for making a zoning change had been
34 followed. Administrator Selig affirmed it had and explained the process. Councilor
35 Register said the town has a negative revenue stream and needs to develop additional
36 revenue sources. He said the business district needs to be revitalized. He said the Council
37 is not trying to sneak the zoning change in for the benefit of one project or business
38 owner. He noted the town has high-quality employees in every department and the town
39 needs to be able to pay and retain them.

40
41 Councilor Grant said splitting the zone and allowing development to occur doesn't
42 require having all the details nailed down for CB2 and the town shouldn't use Concord as
43 an excuse to delay. Councilor Vogt agreed, and said a lot of people would love to be a
44 part of this community as families or business owners, and that the town can continue to
45 define CB2 even after approving it.

46

Councilor Burton said people want to know what the concept of CB2 is, but they are also very concerned about the cost of their taxes. Administrator Selig said Torrington Properties, which owns the Mill Plaza, said they weren't interested in putting housing there when they talked with the town about improving the look of the plaza. Councilor Burton said if the zoning change passes at this meeting, it does allow CB1 development to begin while CB2 gets further defined.

The motion PASSED on a roll call vote of 8-0.

Councilor Friedrichs joined the meeting on Zoom at 9:13 p.m. Ze said ze is traveling for work. The Council granted permission for zir to participate remotely on a roll call vote of 8-0.

C. An extension of time for Planning Board to consider downtown zoning amendments:

Councilor Grant said the Planning Board held Public Hearings on the proposed amendment to change the three-story height limit and to add multi-family housing in the Professional Office, Church Hill and Courthouse districts at its last meeting, but ran out of time to finish discussion, which means it missed the 60-day deadline to give feedback to the Town Council. She asked for the deadline to be extended by two weeks.

Councilor Grant MOVED to extend the Planning Board's deadline to respond until the next Town Council meeting. Chair Pro Tem Lund SECONDED the motion.

Discussion on the impact of the delay occurred. Councilor Friedrichs brought up the legislation that would make students a protected class and that residents are concerned so extending more than two weeks might be desirable so the town will know what legislation is approved and how it affects Durham. Discussion continued about if language in the amendment may not attract what the town wants and how passing the change isn't the end of the process.

The motion PASSED on a unanimous roll call vote of 9-0.

D. Continued discussion regarding the development of Town Council goals for FY 2025/26.

Councilors discussed the process for prioritizing and determining the Council's goals for the fiscal year. They considered the 45 goals compiled from all the Councilors' suggestions goal by goal, deciding to delete some, combining others, and prioritizing them and assigning responsibility for accomplishing them to an individual or group.

Administrator Selig noted at 9:50 p.m. that Councilor Friedrichs had left Zoom.

It was decided to incorporate all the changes into a new document and review it at the next Town Council meeting.

XIII. Approval of Minutes for May 5, 2025 Meeting

Councilor Burton MOVED to accept the minutes. Councilor Vogt SECONDED the motion. Councilor Needell said she submitted one change. The minutes were APPROVED on a unanimous show of hands vote of 8-0.

XIV. New Business

Discussion with Luke Vincent, Manager of I.T., about purchasing tablets for Councilors to use for town email.

Information Technology Manager Luke Vincent talked about the issues Councilors have experienced using town email on their personal laptops. He noted how increasingly municipal leaders, boards and commissions are targeted for hacking, and how the town has been moving and migrating toward everyone using town email to prevent email compromise. He said tablets would be a stable platform that's easy to adopt and for IT to support, and decided on iPads for the Councilors.

Councilors expressed concern about having to just use the iPad for town email when now they can get it on their personal phones and always have access to it. They also highlighted the conflict they encounter using Outlook for the town and also for their professional work on the same device. They discussed whether everything in town email is public information and why it needs protecting. Mr. Vincent pointed out he's more worried about how a hack of the town email may threaten their personal devices.

It was decided to try an optional pilot program to test how it would work. Councilors Lund, Vogt and Friedman volunteered for the pilot program.

XV. Nonpublic Session - Not Required

XVI. Adjourn (NLT 10:30 PM)

Councilor Lund MOVED to adjourn the meeting. Councilor Ford SECONDED the motion. The motion PASSED on a unanimous show of hands vote of 8-0.

The meeting was adjourned at 10:25 PM.

- Jane Murphy, Minutes Taker