



TOWN OF DURHAM

8 Newmarket Road
Durham, NH 03824
Tel: 603-868-5571
Fax: 603-868-1858
www.ci.durham.nh.us

NOTICE: Although members of the Town Council will be meeting in the Council chambers, the Council meetings are still available for members of the public to participate via Zoom or in-person.

DURHAM TOWN COUNCIL
MONDAY, FEBRUARY 2, 2026
DURHAM TOWN HALL - COUNCIL CHAMBERS
6:00 PM

IAW RSA 91-A:2 I(b): Consultation with legal counsel regarding the PILOT agreement with Riverwoods and the DPMMA Collective Bargaining Unit contract.

NOTE: *This meeting is not open to the public.*

AGENDA
DURHAM TOWN COUNCIL
MONDAY, FEBRUARY 2 2026
DURHAM TOWN HALL - COUNCIL CHAMBERS
7:00 PM

NOTE: *The Town of Durham requires 48 hours notice if special communication aids are needed.*

- I. Call to Order
- II. Town Council grants permission for fewer than a majority of Councilors to participate remotely
- III. Roll Call of Members. Those members participating remotely state why it is not reasonably practical for them to attend the meeting in person
- IV. Approval of Agenda
- V. Special Announcements
- VI. Approval of Minutes – January 12, 2026
- VII. Report from the UNH Student Senate External Affairs Chair or Designee
- VIII. Public Comments (*) – **Please state your name and address before speaking**

IX. Unanimous Consent Agenda *(Requires unanimous approval. Individual items may be removed by any councilor for separate discussion and vote)*

- A. Shall the Town Council approve the 1st 2026 Warrant billing computed from the 4th Quarter Water and Sewer readings of 2025 totaling \$736,857.83, commit the bills for charges to the Tax Collector for collection, and authorize the Administrator to sign said Warrant?
- B. Shall the Town Council Schedule a Public Hearing for Monday, February 16, 2026, to Accept and Expend Unanticipated Private Donations Totaling \$10,000 to be used toward the Bickford-Chesley House Gallery?
- C. Shall the Town Council Ratify the Collective Bargaining Agreement Between the Town of Durham and the Durham Professional Municipal Managers Association (DPMMA) for the Period January 1, 2026 through December 31, 2029?
- D. Shall the Town Council, Upon Recommendation of the Administrator, Award a Solid Waste Collection Contract of Both the Single Stream Recycling and Solid Waste Collection To Casella Waste Services of Rutland, Vermont for an Annual Value of \$378,684.00, commencing on or Around July 1, 2026 (~ 6-month Duration in Year 1) and Subsequent annual periods, extending through December 31, 2031, with a 5-year renewal upon mutual consent of both parties, Subject to Available Funding, and Authorize the Administrator to Sign Associated Documents?
- E. Shall the Town Council Accept the Administrator's Progress Report, as of December 31, 2025, on the list of approved 2025/2026 Town Council Goals adopted on June 16, 2025?
- F. Shall the Town Council, upon Recommendation of the Town Assessor and Administrator, Approve a Payment in Lieu of Taxes (PILOT) Agreement Pursuant to NH Revised Statutes Annotated (RSA) 72:23-n Between the Town of Durham and Riverwoods Durham, and Authorize the Administrator to Sign all Associated Documents Necessary to Effectuate Said Agreement?

X. Committee Appointments

- A. Shall the Town Council, upon Recommendation of the Integrated Waste Management Advisory Committee Chair, appoint Allison Jumper, 23 Mathes Cove Road, to an alternate membership position on IWMAC with a term expiration of 4/29?
- B. Shall the Town Council, upon Recommendation of the Integrated Waste Management Advisory Committee Chair, appoint Steven Fellows, 14 Stone Quarry Drive Apt. 115, to an alternate membership position on IWMAC with a term expiration of 4/28?

XI. Presentation Items

End of Year Financial Report through December 31, 2025 – Gail Jablonski, Business Manager

XII. New Business

- A. **Discussion of Planning Board's Ordinance Recommendations for Height Changes in the Downtown.**

- B. **Consideration of original Ordinance #2025-08A** Amending Chapter 175, “Zoning,” Article XII, “Base Zoning Districts,” Section 175-42, “Central Business-1 District and Central Business-2 District,” and Article XII.1, “Use and Dimensional Standards,” Section 175-54, “Table of Dimensions,” of the Town Code to eliminate the three-story height limit for portions of Central Business-1 Zoning District and to change the standard for commercial in five story buildings in Central Business-1 District from requiring two floors to requiring only one floor.
- C. **First Reading on Ordinance #2025-08B** Amending Chapter 175, “Zoning,” Article XII, “Base Zoning Districts,” Section 175-42, “Central Business-1 District and Central Business-2 District,” and Article XII.1, “Use and Dimensional Standards,” Section 175-54, “Table of Dimensions,” of the Town Code to Change the three-story Height Limit to Four Stories for portions of the Central Business-1 Zoning District and to Remove the Requirement for a 2nd floor of Commercial on Five-Story Buildings. **The Public Hearing can be set for February 16, 2026.**
- D. **First Reading on Ordinance #2026-01** Amending Chapter 175, “Zoning,” Article XII, “Base Zoning Districts,” Section 175-42, “Central Business-1 District and Central Business-2 District,” and Article XII.1, “Use and Dimensional Standards,” Section 175-54, “Table of Dimensions,” of the Town Code to Set the Maximum Height in the Central Business-1 District at 4 Stories and 50 Feet. **The Public Hearing can be set for February 16, 2026.**

XIII. Unfinished Business

XIV. Councilor and Town Administrator Roundtable

XV. Nonpublic Session (if required)

XVI. Adjourn (NLT 10:30 PM)

<p>(*) <i>The public comment portion of the Council meeting is to allow members of the public to address matters of public concern regarding town government for up to 5 minutes. Obscene, violent, disruptive, disorderly comments, or those likely to induce violence, disruption or disorder, are not permitted and will not be tolerated. Complaints regarding Town staff should be directed to the Administrator.</i></p>
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