



# TOWN OF DURHAM

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**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 16, 2026**  
**DURHAM TOWN HALL - COUNCIL CHAMBERS**  
**6:15 PM**

IAW RSA 91-A:2 I(b): Consultation with legal counsel regarding the AFSCME Collective Bargaining Unit contract and the DPFFA Collective Bargaining Unit contract.

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

**AGENDA**  
**DURHAM TOWN COUNCIL**  
**MONDAY, FEBRUARY 16, 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 – February 2, 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 Ratify the Collective Bargaining Agreement Between the Town of Durham and the American Federation of State, County and Municipal Employees (AFSCME) Council 93 and its Appropriate Affiliate Local 863 for the Period January 1, 2026 through December 31, 2028?
- B. Shall the Town Council Ratify the Collective Bargaining Agreement Between the Town of Durham and the Durham Professional Firefighter's Association (DPFFA), Local #2253 International Association of Firefighters, for the Period January 1, 2026 through December 31, 2027?
- C. Shall the Town Council, upon recommendation of the Administrator, authorize the purchase of Self-Contained Breathing Apparatus (SCBA), Confined Space, & Rescue Equipment, to be paid from Capital Fund account #07-2673-701-36-000, and authorize the Administrator to sign all associated documents?
- D. Shall the Town Council continue to keep sealed the Nonpublic Session minutes from February 4, April 7, June 16 and July 7, 2008?

**X. Committee Appointments**

- A. Shall the Town Council Nominate Resident David Steinberg, 271 Packers Falls Road, for a three-year re-appointment by the NHDES Commissioner as a Durham Representative to the Lamprey River Local Advisory Committee?
- B. Shall the Town Council, upon Recommendation of the Conservation Commission Chair, appoint Ben Phelps, 341 Lee Hook Road, from an Alternate Membership position to an unexpired Regular Membership position on the Conservation Commission with a term expiration of April 2028?

**XI. Presentation Items**

**XII. New Business**

**XIII. Unfinished Business**

- A. **Public Hearing** to Accept and Expend Unanticipated Private Donations Totaling \$10,000 to be used toward the Bickford-Chesley House Gallery.
- B. **Discussion and Possible Adoption of Ordinance #2025-11** Amending Chapter 175, "Zoning," Article II, "Definitions," Article XII.1, "Use and Dimensional Standards," Article XVIII.1, "Attainable Housing Overlay District," Article XX, "Standards for Specific Uses," and Article XXI, "Off Street Parking," of the Durham Town Code to align the Zoning Ordinance with recent changes in State legislation.
- C. **Continued Discussion of Ordinances for Height Changes in the Downtown Listed Below.**
  - 1. **Public Hearing and Possible Adoption of 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.

2. **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.
  3. **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 2<sup>nd</sup> floor of Commercial on Five-Story Buildings. **The Public Hearing can be set for March 2, 2026.**
- D. Continue Discussion and Finalization of Administrator’s Annual Performance Evaluation for 2025 in Accordance With the Employment Agreement Between the Administrator and the Town of Durham.
- XIV. Councilor and Town Administrator Roundtable**
- XV. Nonpublic Session (if required)**
- XVI. Adjourn (NLT 10:30 PM)**

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(\*) *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.*