



TOWN OF DURHAM
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Micah Warnock, *Chair*
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Mark Morong, *Secretary*
James Bubar
Kevin Lemieux
Joseph Warzin, *Alt*
Audrey Cline,
Zoning Administrator

ZONING BOARD OF ADJUSTMENT

Tuesday, June 10, 2025, at 7:00 p.m.
Town Council Chambers, Town Hall
8 Newmarket Road, Durham, NH

Agenda

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Seating of Alternates

V. Election of Officers

VI. Public Hearings:

A. PUBLIC HEARING on a petition submitted by Anne and Sean Murphy, New Hampshire, for an **APPLICATION FOR VARIANCE** in accordance with Article XII.1 Use and Dimensional Standards Section 175-54 Table of Dimensions; Minimum setback from front property line 30' and Minimum setback from each side property line 50'. The property involved is shown on Tax Map 120, Lot 24, located at 37 Cedar Point Road and is in Residence C (RC) Zoning District.

B. PUBLIC HEARING on a petition submitted by 9 Madbury Road, LLC, New Hampshire, for an **APPLICATION FOR VARIANCE** in accordance with Article XII Base Zoning Districts, Section 175-42 Central Business District (CB) Sub-section B; Development standards in the Central Business District: In addition to the dimensional standards, development in the Central Business District shall conform to the following additional requirements: 10. Number of bedrooms – there shall be a maximum of 2 bedrooms in any dwelling unit within a mixed use with residential building or development. The property involved is shown on Tax Map 106, Lot 39 located at 9 Madbury Road and is in the Central Business (CB) Zoning District.

VII. Other Business

Discussion of when to reschedule the November 11 meeting

VIII. Approval of Minutes: February 11, 2025

IX. Adjournment

Contact us. Contact the Planning, Zoning and Building Department with questions or comments about the items above or any zoning-related matters. Call (603) 868-8064 or email: tcutler@ci.durham.nh.us (Tracey Cutler, Administrative Assistant) or acline@ci.durham.nh.us (Audrey Cline, CEO/Zoning Administrator).

Meeting dates. Meeting dates are subject to change. Contact the Planning and Zoning office about meetings.

There will be a quorum of Board members in person in the Council Chambers. The Town will continue to offer, when available, a Zoom video chat program to participate in the meeting. While we endeavor to offer these technologies as a convenience, we cannot guarantee they will be available for a given meeting. As such, residents who want to ensure they will be able to provide feedback during public hearings or at public meetings should plan to attend said meetings in-person.

ZOOM REGISTRATION

Project applicants can participate via Zoom but are encouraged to present in person.

To access any LIVE Zoom Public Meeting, you must be **Registered**. This link will take you to the registration page for all public meetings:

https://www.ci.durham.nh.us/boc_dcatgovernance/zoom-video-meeting-schedule

If you have difficulty logging in, contact DCAT: **603-590-1383**.

These are LIVE Public meetings, and your audio and video should be muted when you enter the room (if not, the host will mute them for you). You will not be able to communicate directly with anyone in the Zoom meeting at this time. Participants will have the opportunity to comment during Public Comments, or when a Public Hearing is opened. We ask that you mute your audio and video after you've commented (if not, the host will mute them for you). If you wish to submit comments for public input, please submit them via email to tcutler@ci.durham.nh.us by 5:00 PM on the day of the meeting.