



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

ZONING BOARD OF ADJUSTMENT
Tuesday, December 9, 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. Public Hearings:

- A. PUBLIC HEARING** on a petition submitted by Scott Boudreau, LLS 961, Boudreau Land Surveying on behalf of property owners Felix and Susan Devito, for an **APPLICATION FOR SPECIAL EXCEPTION** in accordance with Section 175-56 G. Septic Systems. Septic systems, including leach fields, may be placed closer to property lines than otherwise permitted under this chapter by special exception, but may not be placed closer to property lines than permitted by New Hampshire Department of Environmental Services. The property involved is shown on Tax Map 214, Lot 28, located at 88 Durham Point Road and is in Residence C (RC) Zoning District.
- B. PUBLIC HEARING** on a petition submitted by Tim Collins on behalf of property owner Almerindo Graziano, for an **APPLICATION FOR ADMINISTRATIVE APPEAL from Notice of Violation decision dated 10/21/2025**, that the driveway does not meet the maximum requirement of 12 feet at right of way. The property involved is shown on Tax Map 230, Lot 7-1, located at 361 Durham Point Road and is in Residence C (RC) Zoning District.
- C. PUBLIC HEARING** on a petition submitted by Jeff Berlin, 10 Cowell Drive LLC, for an **APPLICATION FOR VARIANCE** in accordance with Article XII.1 Table of Uses: Section 175-53(3)a. to allow for a multi-unit building, Section 175-54 Table of Dimensions - Lot size; Lot area per unit; Front Side and Rear Setbacks; Building Height; Impervious Surface Ratio and Article XXI Off-Street Parking: Section 175-111, A.2 Number of vehicles, B. 1 Setback of parking spaces;(a) (b) (c) and B. 2 Special Exception to adjust parking requirements; ;(a) (b). The property involved is shown on Tax Map 108, Lot 27, located at 10 Cowell Drive and is in Residence A (RA) Zoning District.

VI. Other Business

VII. Approval of Minutes: September 9, 2025 & October 14, 2025

VIII. 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.