



TOWN OF DURHAM
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Mark Morong
James Bubar
Joseph Warzin, *Alt*
Audrey Cline,
Zoning Administrator

ZONING BOARD OF ADJUSTMENT
Tuesday, March 10, 2026, 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 Donahue, Tucker & Ciandella, PLLC on behalf of Torrington NH OP LLC, New Hampshire, for an **APPLICATION FOR VARIANCE** in accordance with Article XII Base Zoning Districts, Section 175-42 Central Business-1 District (CB-1) and Central Business-2 District (CB-2) C. 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: (7). Required office/retail uses for a mixed-use with residential building. **(d)** For a building where there are distinct sections with a different number of stories and for sites where there are multiple buildings, the required minimum overall office/retail gross square footage is determined by the sum of the minimum office/retail area required by each distinct section, or by each separate building, using the required office retail space specified above. For these sites, the disposition of office/retail and residential space on the site is flexible provided the minimum overall amount of office/retail required is included and the Planning Board determines that the configuration of the building and its uses meets the intent of this subsection 7. The property is shown on Tax Map 108, Lot 14, located at 31 Main Street and is in Central Business-1 District.
- VII. Other Business**
- VIII. Approval of Minutes: January 29, 2026**

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.