



TOWN OF DURHAM
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Audrey Cline,
Zoning Administrator

ZONING BOARD OF ADJUSTMENT
Tuesday, May 12, 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, Massachusetts, 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. 8. Number of bedrooms. The property is shown on Tax Map 108, Lot 14, located at 31 Main Street and is in Central Business-1 District.
 - B. **PUBLIC HEARING** on a petition submitted by Tor Harris on behalf of Ryan Family Rev Trust of 2024, 321 Dame Road, Durham, New Hampshire, for an **APPLICATION FOR VARIANCE** in accordance with Article XX Standards for Specific Uses, Section 175-109 Compliance Required. J. Porkchop Subdivision and Table 4-1. Requirements for Optional Porkchop Subdivisions. The applicant is seeking relief for one of the lots not meeting the minimum requirement of 50 feet of road frontage. The property is shown on Tax Map 224 Lot 47, located at 321 Dame Road and is in the Rural (R) zoning district.
 - C. **PUBLIC HEARING** on a petition submitted by 121 Tech Owner LLC, Massachusetts, for an **APPLICATION FOR VARIANCE** in accordance with Article XIII Wetland Conservation Overlay District, Section 175-62. Prohibited Uses in the WCOD. Any use that is not identified as a permitted use in Section 175-60 or a conditional use in Section 175-61 shall be a prohibited use. The property is shown on Tax Map 204 Lots 1&2, located at 121 Technology Drive and is in the Office Research Light Industry (ORLI) district.
 - D. **PUBLIC HEARING** on a petition submitted by Eileen Murphy, Durham, New Hampshire, for an **APPLICATION FOR VARIANCE** in accordance with Article XII.1 Use and Dimensional Standards, Section 175-53. Category of Uses – to allow for a community center with appurtenant residential. The property is shown on Tax Map 109 Lot 5, located at 15 Mill Road and is in Residence A (RA) district.

E. PUBLIC HEARING on a petition submitted by Andrea Chan, 30 Bagdad Road, Durham, 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 side property lines in the RA district is ten (10) feet. The property is shown on Tax Map 104 Lot 76, located at 30 Bagdad Road and is in Residence A (RA) district.

VII. Other Business

VIII. Approval of Minutes: April 14, 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.