



UNIVERSITY of NEW HAMPSHIRE
COOPERATIVE EXTENSION



Durham Master Plan
Visioning Forum
Oyster River Middle School
January 28, 2011

The Master Plan Visioning process is facilitated by the University of New Hampshire Cooperative Extension in partnership with the town of Durham. UNH Cooperative Extension is an equal opportunity educator and employer. UNH, U.S. Department of Agriculture and New Hampshire counties cooperating.

Durham Master Plan Visioning Forum

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Summary

Approximately 90 citizens attended the Master Plan Visioning Forum on Friday, January 28, 2011. The forum was planned by a small planning group of the Master Plan Steering Committee, comprised of Jim Campbell, Katie Muth, Leslie Schwartz, Michael Sievert and Sean Starkey, who worked on every aspect of planning and implementing the forum. Special thanks to:

- Durham Marketplace for providing the dinner
- Oyster River Middle School for providing the site
- Lisa Kleinmann (Durham Public Library), Ruth Caron and McGregor Memorial EMS for providing activities for the children
- Kappa Delta Sorority for assisting in many aspects of the forum, from parking to set up to assistance with the childcare

The information in this report will be provided to the consultants hired by the town to be part of the Vision chapter as well as subsequent updated Master Plan chapters that will be updated in the coming months. A web-based opinion survey will also be soliciting public input in the coming weeks, providing more information to the consultant, then public hearings will be held.

Following are verbatim notes from the evening, beginning with the agenda, then with the overview of what's happened since the last Master Plan update from Jim Campbell and then the conversations that took place in small groups throughout the evening.

For more information or to get more involved in the Master Plan update process, please contact the Durham Planning Office.

Durham Master Plan Visioning Forum Agenda

January 28, 2011

Session Goal: The visioning session will provide valuable input for the vision for the community as well as the development of the Durham Master Plan. Ideas will be sought for addressing current issues and challenges pertaining to various aspects of the community, including housing, recreation, land use, zoning, business and industry, community facilities and infrastructure and natural and cultural resources.

5:30 Registration and dinner provided by Durham Marketplace

6:30 Welcome by Jim Campbell, Director of Planning and Community Development

6:40 What's Happened Since Last Master Plan Update (Jim Campbell)

6:55 Large Group: Mosaic and Vision (Michele Craig, UNH Cooperative Extension)

- What is Durham like today?
- What would you like Durham to be like in 10-20 years?

7:10 Overview of Evening and Participant Self-Selections to Breakout Groups (Michele Craig)

Breakout Group Topics (see separate sheet for descriptions of topics):

1. Housing
2. Recreation
3. Land Use and Zoning
4. Community Facilities, Infrastructure and Transportation
5. Natural & Cultural Resources
6. Business and Industry

7:30 Small Groups Meet in Individual Rooms (follow facilitators/recorders)

Questions for Small Groups (for their specific topic):

- *Please describe Durham's current situation with regard to _____? (insert breakout group topic)*
- *When you think about Durham in the future, what things would you like to see with respect to _____? (insert breakout group topic)*
- *Of the 'vision' items mentioned from the previous question, which are the three most important ones?*

8:40 Reconvene Large Group

8:45 Group Reports: Each group will give 2-3 minute presentation to the large group on key components to be incorporated into Durham's vision chapter re each topic area.

9:00 Closing Remarks, Next Steps and Adjourn

What's Happened since Last Master Plan Update (Jim Campbell)

Durham Master Plan 2000

- Adopted by Planning Board in September 2000
- Certified by Town Clerk in October 2000
- Update to the 1989 Master Plan
- Also influenced by the 1995 Community Development Plan
- Many of the issues from the 1989 and 1995 Plans remained as issues in 2000

Durham Master Plan 2000

- Ten Primary Recommendations
- Many more recommendations throughout the document
- Many recommendations have been implemented from the various chapters
- Ten chapters in the Master Plan

Durham Master Plan 2000 Chapters

- Demographics, Housing, and Growth Management
- Sense of Community/Town Facilities
- Downtown and Commercial Core
- Environment and Cultural Resources
- Recreation
- Transportation
- Public Utilities and Services
- Tax Stabilization
- Land Development Regulations
- University Relations

10 Primary Recommendations of Master Plan 2000

- Redevelopment of the Route 108 Sunoco Property
- Implementation of Zoning Changes and Conservation Development Process
- Review of School District Funding Formula
- Support of Conservation Easements
- Programs to Improve Town and Citizen Communication

Primary Recommendations of Master Plan 2000 Continued

- Continued Support of the Main Street Program and Similar Programs
- Development of a Joint Town/UNH Office Park
- Implement a Northwest/Southeast Transportation Linkage Study
- Complete the Main Street and Downtown Streetscape Project
- Examine Consolidation of Water and Sewer Utilities

Other Key Goals/Recommendations implemented since the adoption of the Master Plan 2000

- **Sense of Community/Town Facilities** - Identify possible Town Center for many functions - Commercial Core Strategic Plan, space needs assessment – For Library & Town Hall, Fire Department/Safety Complex new location, protect and enhance Durham's small-town and open rural character – Conservation Subdivision and other zoning regulations, and Grange Hall, Courthouse, Craig Supply

Other Key Goals/Recommendations implemented since the adoption of the Master Plan 2000

- **Downtown and Commercial Core** – Streetscape, parking, re-zoning, mixed-use, higher densities, Mill Plaza, incentives, Commercial Core Strategic Plan, created new zoning districts, etc.
- **Environmental and cultural resources** – Wetland Conservation, Shoreland Protection, Aquifer Protection, and Flood Hazard Overlay Districts amended, amended stormwater regulations, updated mapping capabilities, Historic District Overlay, created a Heritage Commission, conservation land and regulations

Other Key Goals/Recommendations implemented since the adoption of the Master Plan 2000

- **Recreation** – hired part-time Director, Parks & Rec Committee very active, housing ORYA in Courthouse, Wagon Hill changes
- **Transportation** – Roadway and intersection improvements, multi-modal facility, pedestrian/sidewalk improvements, bike lanes, Pettee Brook Road, speed and volume counts, traffic calming, speed bumps, Route 4 Safety Study, parking, UNH, Traffic Safety Committee

Other Key Goals/Recommendations implemented since the adoption of the Master Plan 2000

- **Public Utilities and Services** – Fire Station, Police Station, dispatch, Wastewater, Water, Spruce Hole, Solid Waste (landfill capped), Recycling
- **Tax Stabilization** – Rezoning for more commercial activity – more commercial uses and districts, multi-unit and senior housing, more reliance on conditional use and removing Town Council from CU process, working toward a more stable, supportive, and predictable business climate, formalized the EDC as permanent committee, created marketing material, began a business retention and expansion program, upgrading and extending infrastructure, Business Park sold, working more with the University (Business School, possible hotel, ORPC)

Other Key Goals/Recommendations implemented since the adoption of the Master Plan 2000

- **Land Development Regulations** – Amended zoning map with more commercial/office districts, amended zoning ordinance in its entirety, Conservation Subdivision, allow for multi-unit housing, approved school impact fees, amended sign ordinance
- **University Relations** – Continuously working toward better communication, cooperation, and problem solving (business, housing, public safety, public works, planning, transportation, recreation, culture, and education)

Large Group Discussion

Mosaic—What is Durham Like Today?

- Snowbound
- Beautiful
- Overtaxed
- A green town
- Small town
- Aging people/community
- Bedroom community
- Walk-able downtown
- Hidden agriculture
- Political anomaly
- Conflict between residents and students
- Best public transit in NH
- Great place to raise a family
- Reputation for good schools
- Limited mix of businesses
- Activist community participation
- Terrific place for outdoor recreation
- Beautiful rivers
- Large campus, small downtown
- Safe community
- Friendly community
- Seasonal community, more closed in summer
- Great open spaces
- Not enough office space
- Thousands of commuters come in daily
- Lack of housing for retired and elderly
- Lack of parking
- Traffic problems intermittently
- Inadequate town library
- Drunk college students
- Divided community
- College town
- Center with three towns and school districts
- Good natural resources
- Small town with smart people
- Good natural resources
- Not much sprawl
- Waterfront
- University with cultural and sporting events

Future- What Do We Want Durham to Look Like in 10-20 Years?

- Like 1965 – diverse downtown with a hardware store
- Economic development for a tax base
- Central town complex
- Affordable
- More equitable cost sharing between communities that use the resources
- Significant public library
- Better sports facilities
- Allow more land for housing
- Maintain open space gateways
- Diversity and more affordable housing
- More sustainable and alternative energy
- Exceptional school listening to community voices
- Fundamental change in tax structure
- Independent newspaper
- Well-integrated office park done well to assist in tax base
- Be the first choice for businesses coming out of the University
- Affordable place for young faculty and their children
- Stronger tax base
- Self-sufficient in food
- New Urbanist/walkable downtown
- Encourage height development in downtown corridor
- Two-way traffic circle
- Vibrant downtown
- Not the tires and manure when looking from Route 4
- A model of stewardship for rivers and wildlife
- A place for our children to raise their families
- UNH/town cooperation (way more)
- More bike lanes
- More farms
- Durham – a model for integrating small-scale agriculture
- Avoid commercial sprawl

Housing

Discussion Leader: Kate Hanson

Recorder: Nolan Lauze

Participants:

Perry Bryant	Wayne Burton
Chris Sterndale	Mary Friedman
Kitty Marple	Jessica Starkey
Bob Dory	Jim Lawson
Bill Schoonmaker	Todd Selig
Susan Fuller	

Today:

- Too homogenous
- Town built around UNH so history is somewhat different: UNH enhances values
- Housing stock for students is high-quality with new units--UNH improved its housing
- Rent is very expensive, hard to find a place for under \$700 a month
- We need more affordable housing for all
- Expensive place to live
- Do care about how students feel in this place, welcome
- Students can't vote in towns
- Annual property tax is very high
- Tax may be a fixable factor
- Has marked lack of affordable housing for children with "typical" jobs, median price for a starter home
- Lack of starter homes, losing population in schools
- Taxes are onerous for young families
- Smaller homes often go to landlords rather than families
- UNH over-admitted and under-housed students, more profitable to buy and rent housing
- Neighborhoods influx
- Losing historic houses to rentals
- Quality of housing is deteriorating
- Abandoned houses
- Emphasis on elderly housing – perceived to keep tax rate down
- Last Master Plan – single homes too costly, impact on the development of single homes
- Finding housing as a student is difficult
- Great to have students but needs to be more compatible

Future:

- Community-based agency that has an advocate
- System that allows a progressive market to grow and stay in the community

- Develop an environmental responsibility
- Green housing
- A touch at peace around development and conservation
- Anticipating economic needs
- Be a leader in the region around housing
- Housing policies that are committed to keeping young people here
- UNH participates more actively in Durham housing
- Create market-based incentive system--a way in town health and safety standards, in order to gain preferred status regarding rental properties recommended by the University
- Variety of sizes for senior housing
- Variety of sizes for all – young professionals, families
- Workforce housing
- “Local” housing
- Housing authority – help administer work force, disabled, subsidized, etc., that helps develop and administer
- Greater percent of student housing--privately owned and taxable
- Community amenable to a variety of housing for different markets, condominiums, cluster, conservation, co-housing
- Consider how to have both subsidized and workforce housing--need to separate workforce housing
- Community feel – welcome to many

Impact/Feasibility Ranking:

High Impact/Low Feasibility

None noted

High Impact/Moderate Feasibility

- Greater percentage of student housing privately taxable
- Developer incentives for a variety of housing
- Young families are a priority and more housing is needed for this market
- Housing policies committed to keeping young people

High Impact/High Feasibility

- Increase diversity of housing stock – all price ranges
- UNH using preferred housing listings to recommend to students (also noted as Moderate Impact/High Feasibility)
- Affordable senior housing
- Preserving and implementing the growth of neighborhoods among a University setting

- Create an environment (Master Plan, zoning, etc) that allows responsible development to address different markets (student, workforce, mid-level, etc.)
- UNH take more responsibility for quality of town life

Moderate Impact/Low Feasibility

- Get students out of neighborhoods

Moderate Impact/Moderate Feasibility

- Workforce housing
- Housing authority to develop workforce housing

Moderate Impact/High Feasibility

None noted

Low Impact/Low Feasibility

None noted

Low Impact/Moderate Feasibility

None noted

Low Impact/High Feasibility

None noted

These vision items were not prioritized on the impact/feasibility grid:

- Balance need for higher density workforce housing with the environment
- Variety of housing prices
- Flexible densities for housing
- Joint Durham – UNH housing initiative
- High quality and neighborhood housing for student, they deserve a community feel, too
- Diverse housing stock to meet low, mid, upper income
- Coordinated UNH and Durham student housing

Recreation

Discussion Leader: Deborah Gourd

Recorder: Karah Johnson

Participants:

Jenna Roberts	Barbara Wright
Henry M. Smith	Nancy Lambert
Gregg Moore	Molly Donovan
Sandy Devins	Renee Capicchioni Vannata
Mark Devins	Heidi Bogle
David Holmes	Malin Clyde

Today:

- Open Spaces
- Good H₂O access
- Trails
- Multi-use opportunities
- Limited bike trails (expanding)
- Great youth sports – school (?) & community
- Poor communication (sports)
- Limited youth – non-sporting activities
- Limited senior opportunities
- No male yoga classes
- Lack of recreation-definition (school, ORYA)
- Expensive ice rink for ORYA \$\$
- Lack of public response and involvement
- Parks and Rec Facebook page
- Wildcat fitness is good
- Outdoor pool is needed
- Lacking sports fields (enough/comp.)
- Donor community – great but annoying, fighting for space – need balance, community stickers needed?
- Tot lot – inaccessible/secret
- Hidden treasures (conserved – open – public/private land)
- Sweet trail (4 mile Durham to Newmarket)
- Town website – needs improvement
- Access to some UNH facilities – indoor/outdoor
- Safety with UNH (ice storm)
- No central coordination/information for recreation
- Lack of collaboration – all rec. groups – girl/boy scouts, ORYA, Rec. Dept., etc.
- Lack of Youth Centers – future teen/youth
- Great/free boat access

- Jackson Landing, Wagon Hill, College Woods – great, use often
- Walkable with weak links
- Bikable with missing links
- Wagon Hill use is improving/great

Future:

- Full time Parks and Rec. Director (w/ team) covering all – need funding (no taxes)
- Need coordination with other towns (Lee and Madbury and UNH)
- Easy access – better communication about hidden treasures/resources
- Newspaper
- Fully bikable town
- Better plowing for/better walkability/handicapped accessible
- Improve walkability – Faculty Road to UNH (crosswalk), Rt. 108 and Durham Point Road (bike lanes, crosswalks, DANGER!), Madbury Road safe sidewalk extended to Route 4 (crosswalks), safety – pedestrians and bikers crossing Route 4
- Partnerships: Parks and Rec. – 3 towns, ORYA, ORPP, UNH, local schools, Conservation groups, Scouts, Historic, ARA, garden clubs/group, social groups, teen initiative (ORTI), libraries, UNH students and clubs, Newmarket Rec. Departments, summer camps, Spruce Woods, summer camps
- Frisbee golf
- On-line community calendar – all encompassing
- Tangible docs for increased school use/connection building of school and town lands
- Outdoor equipment rentability – snowshoes, skates, kayaks, UNH?
- Groomed ski trails (cross country trails)
- Sailing school
- Better access to UNH Rec. facilities – rec. centers, Mendums Pond
- What’s going on at the Whittemore Center – notification, events calendar
- Aging adults – need activities, classes
- Develop Wagon Hill as a recreation destination, like Prescott Park in Portsmouth, cost sharing, make an economic asset
- Market all Durham’s trails
- Programs to teach people how to use trails – snowshoeing, flows, birds, organize with UNH? Students?
- Merge Rec. Department – efficiency, build community, old kids help young kids
- Collaboration improvements
- Community center
- Awesome library – teen center next to new one
- Pond hockey
- More UNH volunteers for recreation
- More adult classes
- Senior yoga
- Better senior programs
- Better/further development of use of schools for classes/events, keep it free for town events, public

- Social media (expand) communication
- Kinesiology majors help develop recreation – internships, facilities, relationships
- Sprinkler Park (like Boston Common frog park)
- Use Durham Marketplace parking lot in summer

Impact/Feasibility Ranking:

High Impact/Low Feasibility

- Develop Wagon Hill as a recreational destination
- Sprinkler Park

High Impact/Moderate Feasibility

- Increased school use of conservation land
- Community center/awesome library
- Coordinated effort with UNH, Lee, Madbury, Durham for recreation (also noted as High Impact/High Feasibility)
- Full time Parks & Rec director with funding

High Impact/High Feasibility

- Periodic surveys of what people want so programs meet needs of people
- More communication about recreational/group activity for aging adults
- Community calendar for all towns, departments, and UNH
- More awareness of pond hockey
- Easy access to resources – equipment and recreation opportunities
- Partnerships with local conservation groups, ORTI, Parks & Rec, UNH clubs, 3 towns, Rec. departments in surrounding towns, ORYA, ORPP, summer camps, UNH, ARA, social part of church groups, garden club, local schools, Conservation Committee, Historic committee, libraries, community groups – Boy Scouts, 4-H
- More volunteers for recreation from the University
- Develop knowledge of and access to recreation trails
- Better use of social media

Moderate Impact/Low Feasibility

- Groomed cross country ski trails
- Merge of ORYA with recreation program

Moderate Impact/Moderate Feasibility

- Outdoor (skates, skis, snowshoes) rentals
- Better walk-ability, safe pedestrian crossing for pedestrians and bikes to cross Route 4, from Faculty neighborhood to UNH, 108 and Durham Point Road, Madbury Road sidewalk extended to Route 4 with crosswalk
- Fully bikeable town

Moderate Impact/High Feasibility

- Get rid of skate park and change to basketball
- Better use of schools for recreation events
- Better facilities for town exercise classes
- Better plowing for winter walking/wheelchairs
- More group programs on land (snowshoe walks, bird walks)

Low Impact/Low Feasibility

- Sailing school
- Frisbee Golf
- Excellent use for Durham Marketplace parking lot in summer

Low Impact/Moderate Feasibility

- Better information on activities at Whittemore Center

Low Impact/High Feasibility

- Utilizing UNH students to help develop recreation programs

Land Use and Zoning

Discussion Leader: Charlie French

Recorder: Robin Bergstrom

Participants:

Julian Smith	Ute Luxem
Joshua Meyrowitz	Otho Wells
Ed Tillinghast	Stephen Roberts
Tom Richardson	Stephen Bobick
Jay Gooze	Sylvia Weber Russell
Beth Olshansky	Mike Sievert
Filson Glanz	Nick Isaak
Nell W. Neal	

Today:

- Wagon Hill Farm
- Train station works well
- Zoning well reflects Master Plan
- Main St. changes – lighting, cozy aesthetics (brick), Pettee Brook one-way
- Opportunities for nature walks
- Passing of bond issue for conservation
- Gateways are sprawl-free, pleasant
- Increased downtown development
- Walkable
- Livable downtown neighborhoods
- Overlay districts are superior to other towns
- Wetlands, conservation adequately protect resources (aquifers)
- Active citizenry – high engagement
- Town hall and library easily accessible by residents
- Increased, good UNH – town communications to draw their facilities downtown
- Good that UNH hasn't encroached too much on the downtown
- Accessible, central supermarket/grocery, pharmacy, cleaning, plaza
- Conditional use has enabled flexibility, more possible
- Conservation subdivision regulations balance needs
- New multi-unit student housing cause fewer problems
- Buffers allow harmonious co-existence of downtown core and residential neighborhoods, College Brook and other natural boundaries
- Historical district has performed its function
- Zoning manages density – concentrated in center, dissipating outward
- Concise? Zoning ordinance
- Downtown – sign pollution is minimal; aesthetics relatively good
- Thoughtfully planned, diverse neighborhoods

- Excellent Code Enforcement Officer
- Public hearing process is thorough and sensitive
- Responsible ethic (of Board)
- Complacency of boards, not always responsive, must have explicit codification of Zoning Board
- Need codification of design standards
- Mismatch-zoning's intention and results-- need balance, bring value
- Zoning restricts/discriminates many factions of the population – workforce, lot sizes too big, eating up land and preventing further development
- Highest tax rates in NH
- Promote housing diversity without student encroachment
- Zoning ordinances = confusing
- Need variances for most trivial of changes
- Challenge to move cars thru town, Church Hill, Faculty Road
- Preserving agricultural land – while zoning makes provisions for our best land, commercial/industry

Future:

- Embrace smart growth principles to afford density
- Form-based codes/overlay district
- Prioritize form not function
- Attract people who are not a cost burden to services, use downtown (singles)
- Small-scale agriculture should not be burdened by zoning
- Less elderly housing, more young families for sustainable economies in the future
- Make homes affordable to young families
- Multi-unit housing does not equal student “ghetto”, help bring vitality downtown (smart growth)
- Utilize zoning to bring downtown back
- Diversity (artists, creative)
- Encourage smaller homes, not just by zoning
- Allow appropriate agriculture in all zones throughout, e.g. allow chickens
- Keep sustainability, self-sufficiency in mind while creating ordinances
- Prepare now for food security
- Encourage community cohesion
- Increase connectivity downtown
- Think critically about outlying parcels
- Density credits (conditional use)
- Overlay
- Zoning to increase businesses that revitalize
- Reform zoning to make transitional zones more responsive, context-sensitive, no more “begging”
- Avoid short-term decisions that have long-term negative effects
- Create a cohesive downtown – unite plaza and Main St. and Pettee Brook Lane
- Public transit overlay district – identify places where it is viable in terms of density

Community Facilities, Infrastructure & Transportation

Discussion Leader: Dan Reidy

Recorder: Chris Keeley

Participants:

Richard Belshaw

Jon Roberts

Sibylle Carlson

Nancy Miner

Diana Carroll

Niquette Bergeron

Scott Bogle

Suzy Loder

Timothy Horrigan

Kevin Gardner

Brian Goetz

John Parry

Meridith Davidson

Ann Windsor

Steve Frolking

Kate Glanz

Today:

- Park has no facilities (restrooms)
- Inadequate library
- Lack of “third place” (e.g. library)
- No community center (e.g. where do kids and senior citizens go?)
- Downtown is pedestrian unfriendly
- Lack of accommodations for pedestrians – need more green space/landscaping along streets and facilities
- Good secondary-street system
- Lot of Durham is not bicycle friendly (e.g. Rt 108), need integration with roadways
- Lack of clarity for parking for train station – good train service, but lack of communication
- Confusion walking from “A Lot” to the Whittemore Center
- Good bus service – Wildcat Ports/Dover/Newmarket, limited service for seniors
- Route 4/Route 109 congestion coming from Wagon Hill at 8:30 AM or 4:30 PM
- Aging Middle School
- Aging water and sewer infrastructure, repairs/replacements needed
- Broadband internet slow in afternoon, can harm business needs
- Utility roads system/electric susceptible to storms and flooding issues, Long Marsh Road, Bennett Road, people can get stranded
- Bicycling system is fragmented, needs integration
- Unsafe vision/sightline - Mill Road/Foss Farm
- Good, efficient 911 response – high satisfaction
- No Park and Ride in town
- Inadequate meeting space in town hall, difficult to broadcast participants

Future:

- Vibrant community center/library with bikeways, bus stop
- More public transportation to Boston and East/West transportation to Manchester airport
- Durham be seen as “cutting-edge” re: infrastructure, a “demonstration community”
- More innovations born at UNH, implemented in Durham
- Retail beyond pizza and beer
- A café with music in evening, poetry/literary events in new library?
- Roadway budget allocated toward alternate transportation
- Comprehensive pedestrian/bicycle network to connect residential and downtown
- Greater access to waterfront for bicyclists
- A bicycle network not restricted to roadways/sidewalks
- Upgraded athletic/performing arts facilities
- Bike paths along railway and/or “old” (historic) roads
- Greater transparency and communication among school board, e.g. integration into Friday updates
- DCAT streamed on the web (accessible to all)
- An elementary school in Durham? and renovated Middle School
- Water and sewer – caution in extending system, standards for water-sewer are most resource efficient
- Underground power utilities
- A park and ride
- Community transportation to allow seniors to age in place, maintain independence

Impact/Feasibility Ranking:

High Impact/Low Feasibility

- Durham as innovative cutting edge demonstration community for infrastructure
- Underground power
- Durham as a “University” town – something beyond pizza and beer; cafes, music, literacy
- Acceptable, independent news outlet and discussion forum for school issues

High Impact/Moderate Feasibility

- Roadway budget dedicated to alternate transportation, comprehensive bicycle/pedestrian network, school – library – homes
- Innovations at UNH implemented in Durham
- Bike paths along old roads, railways
- Construction and renovation standards at highest possible level, most resource efficient (also noted as High Impact/Low Feasibility)
- Excellent public school facilities (also noted as High Impact/Low Feasibility)
- Non-roadway bike and foot path network (also noted as High Impact/Low Feasibility)

High Impact/High Feasibility

- Water and sewer well-maintained
- Careful though before extending the water/sewer infrastructure in the near future, maintenance and capacity
- DCAT on the web
- Vibrant community center/library with integrated bikeways and bus stop
- Friday updates for schools

- Community transport to allow seniors to age in place (also noted as High Impact/Moderate Feasibility)

Moderate Impact/Low Feasibility

None noted

Moderate Impact/Moderate Feasibility

- More access to waterways, river walk

Moderate Impact/High Feasibility

- Park and ride

Low Impact/Low Feasibility

- More public transportation to Boston, something to Concord, East – West

Low Impact/Moderate Feasibility

None noted

Low Impact/High Feasibility

- Transportation to Manchester airport

Natural and Cultural Resources

Discussion Leader: Geoffrey Njue

Recorder: Kelsey Sanders

Participants:

Karleen Dell'Ova
Donna Heald
Elise Daniel
Charles Williams
John Hart
Lynn Holmes
Larry Harris

Pam Weeks
John E. Carroll
Ellen Karelitz
Chip Neal
Julia Belshaw
Derek Sowers
Maggie Bogle

Today:

- Update water treatment plan – inadequate needs to grow with population, quality and quantity
- Great Bay watershed area and College Woods are well protected
- Access to conserved lands is lacking
- Trails overlap with recreation
- Danger of losing historical buildings
- Preservation of historic features and old houses in historic district
- Old buildings are being converted to housing for students
- Mill Pond Dam is in danger (controversial)
- Rural gateways are more protected because of Master Plan but still deteriorating, needs more attention
- Community gardens, Wagon Hill
- Route 155A is a problem
- De-emphasis of agriculture
- Lack of safe local food
- Endangered green areas because of concern for lower taxes, want to develop for tax base
- Diminished natural resources, pollution, over use of salt, water quality, small streams are threatened
- Oyster River has pretty good water quality
- Inadequate buildings for town cultural resources
- Invasive species are a problem
- Attractions for young people and families are needed
- Kids aren't outside enough

Future:

- Connected natural resources
- Core vision of protecting natural resources

- Protect connected rivers and streams, restore connections that have been interrupted
- Recognition of Native American culture in this area
- Restore natural connections between open spaces
- Awareness of UNH resources for town
- Parking at UNH made easier
- Involve town in UNH activities
- Increased local food production, all food groups, will result in protected open space through use of the land
- CSA (Community Supported Agriculture)
- Taxes and zoning to support increased agriculture
- Agriculture-friendly town
- Greatly expanded community garden at Wagon Hill
- Community garden in every neighborhood
- Cooperation between schools, library, recreation department, with regard to resources, increased opportunities
- Celebrate Great Bay/recognition of its history
- Central library, town center
- Better accessibility to open space and resources
- Increased PR for resources and opportunities
- Better Friday updates
- Increased music, art, and theatre in community
- Community center for people to connect
- Multi-use library/community center to attract youth
- Awareness and recognition of access to Dimond library
- Sustainable drinking water
- Land protection of water resource areas
- Protection from corporate raiding of water sources

Impact/Feasibility Ranking:

High Impact/Low Feasibility

- Great Bay watershed area protection and stewardship regarding natural and cultural resources (also noted as High Impact/Moderate Feasibility)

High Impact/Moderate Feasibility

- Prevent fragmentation of land and water

High Impact/High Feasibility

- More access to open space and conservation easements
- Community/cultural center

- Access to safe local food and support for agriculture on all scales
- Protect our water

Moderate Impact/Low Feasibility

- Programs to bring insiders outdoors, especially kids
- Parking access at UNH

Moderate Impact/Moderate Feasibility

None noted

Moderate Impact/High Feasibility

- Integrate schools, library, and recreation

Low Impact/Low Feasibility

None noted

Low Impact/Moderate Feasibility

None noted

Low Impact/High Feasibility

None noted

Business and Industry

Discussion Leader: Ellen Rondina

Recorder: Paul Goodwin

Participants:

Richard Kelley	Warren Daniel
Amy Sterndale	Bob Russell
Yusi Turrel	Larry Vannata
Joanne Bernard	Edda Martin
Dick Bernard	Sandy Martin
Joan E. Friel	

Today:

- Limited, small area and lack of building stock
- Little diversity and lack cross support
- Decline of businesses – retail
- Lack of office/commercial space
- Student rental/housing pressure pushes out growth
- Industrial park not in use
- Retail dependent on students/seasonal
- No incentives
- Limited building heights
- Limited use with height
- Business competes with UNH (coffee shop, etc.)
- Fragmented town offices
- Egress issues with Market Place
- Older/out of town landlords, not investing
- Little/no collaboration between UNH/town with businesses
- Lack of tax incentives, jobs creation/retention
- Lacking commercial tax base to keep taxes lower
- Student housing dominates business
- UNH doesn't spend money in town, use wholesalers
- Durham schools can use UNH
- Downtown has 2 centers, Market Place and Circle/Main St

Future:

- Redesigning the plaza – smart growth
- Monorail system replace buses/traffic
- Higher buildings with parking at outside of area
- Traffic flow needs to change
- More housing downtown – higher density, zoning where utilities are
- More walkable to make a tighter community

- Community center
- Housing for elderly – affordable – taxes
- River walk – more business along river
- UNH/Durham business growth, job creation
- Green growth
- UNH work with private developers for profit/benefit, for development of UNH property, offer more services - food, entertainment, PCAC, mix private
- Local job growth, limited commuters
- More sustainable green office development, green industry
- Active recruitment of businesses from town economic developer
- Mixed use of private/public UNH campus
- More retail space available
- High-rise Mall – 4 or more floors
- Lower than 3 floors
- More incentives for bringing business to Durham
- Industry clusters with local multiplier effect
- Diverse retail

Impact/Feasibility Ranking:

High Impact/Low Feasibility

- Monorail system to replace buses

High Impact/Moderate Feasibility

- Cluster effect with multiplier effect
- Thoughtful incentives to bring business to Durham (also noted as High Impact/High Feasibility)
- Available rental space for retail
- More green office/industry development
- UNH work with private developers to help them develop
- River walk with businesses
- Community center
- Traffic flow needs to change
- Re-designing plaza

High Impact/High Feasibility

- More housing downtown
- Economic development director, actively recruits businesses

Moderate Impact/Low Feasibility

- Diverse retail (also noted as Moderate Impact/Moderate Feasibility)

Moderate Impact/Moderate Feasibility

- UNH activities expansion into town (also noted as Moderate Impact/High Feasibility)
- More walkable (also noted as Moderate Impact/High Feasibility)

Moderate Impact/High Feasibility

- Retirement housing
- Higher buildings

Low Impact/Low Feasibility

- Keep Durham folks working in Durham (also noted as Moderate Impact/Low Feasibility)

Low Impact/Moderate Feasibility

None noted

Low Impact/High Feasibility

None noted

Not rated:

- High-rise mall

Top Priorities

From the Impact/Feasibility Ranking activity, small group participants were asked to determine what their top priority vision items were for their individual group. Following are the top priorities for each group.

Housing

- Create an environment conducive to diverse housing development (energy efficient)
- Make student housing in Durham a priority
- Preservation of Durham's residential neighborhoods

Recreation

- Improved communication; publicity and marketing to the community-- use as a tool to the broader community; improved public relations
- Partnerships built with all recreation groups in the area to better utilize resources
- Fully staffed Recreation Department

Land Use and Zoning

- Zoning that protects the natural resources that will be needed for our future: agricultural lands (food security; water; etc.)
- Review zoning to make it more updated with strategies like smart growth, form-based code, and design standards
- Encourage diversity, vibrancy and sustainability

Community Facilities, Infrastructure and Transportation

- Support library/community center
- Multi-modal transportation that is green – all forms – connecting neighborhoods with community center
- Highest and best practices in building design, construction and infrastructure; town and university wide – efficient use of resources

Natural & Cultural Resources

- Protection of water resources
- Access to safe local food and support for agriculture on all scales
- Library/cultural center/community center

Business & Industry

- Increasing density of housing & retail downtown
- Economic Development Director
- UNH private enterprise collaboration
- Traffic flow/parking

Durham Master Plan Visioning Forum

Citizen Comment Card Summaries

Citizens were given the opportunity to also fill out comment cards that were provided at the registration table as well as in the small group rooms. Following are the comments provided on those cards (names are not identified with their comments).

1. A vibrant beautiful library/community center. More bike paths. A more vibrant downtown with more interesting shops and businesses. An excellent school system. Affordable housing; lower taxes.

- Better town website
- Community center/library
- Develop Wagon Hill as recreation destination
- More businesses downtown for residents & students
- More integration of grade schools with downtown

2. Increased number of young families and working folks living in the central area. Provide more opportunities for people who work in Durham to live in Durham. Develop an improved traffic master plan.

3. The fundamental nature of the town has changed little over the years, which is not a bad thing. I would like to see a more diverse mix of business and industry and a more valuable town center.

- Updated/renovated shopping plaza
- Lots of woods/open land preserved/in conservation
- New hotel/conference center downtown
- Developed downtown/CBD
- An enriched upgraded historic district
- Good solid ordinances for land use to control
- Development o prevent unfettered development for solid shoreland protection
- Development in appropriate areas, especially downtown to broaden our tax base and alleviate burden of high taxes in Durham
- A variable, lively town center
- New parking garage (possible w/new fire station (in C lot)

4. A vibrant downtown/university that people will choose to spend the day/evenings in – rather than going to Portsmouth

- Vibrant business downtown with residential uses above, mixed uses
- More dense residential in in-town residential districts where utilities exist
- Agricultural sustainability
- Sustainable agriculture

- Protected water resources
- Preserved open spaces
- Vibrant library/cultural/community center
- Healthy diverse downtown business/preservation of residential neighborhoods

5. A more attractive “downtown” area with less bar and grill businesses – a greater area for retail type business – most importantly available housing for the elderly. Presently once retired you are forced to sell your home due to rising taxes.

6. I want a vibrant walkable downtown with a multitude of recreational activities for citizens of all ages, preferences and races. AND I want a KILLER library.

7. A town with a robust library and a community center, with a downtown that has interesting retail and good restaurants. People could access them on foot or by bikes (more bike & foot paths) UNH would contribute technology and expertise to the town. One could walk along the waterfront.

8. Preservation of Durham historic buildings and homes. Preservation of Durham neighborhoods. Centralized housing of students, away from Durham neighborhoods. Economic development of Downtown. Centralized location of library, Town Hall, police and fire department = Madbury Road.

9. Self-sufficient in food as far as possible. Availability of fresh, local food through “small agri culture” expanded farmers markets, etc.

10. Overlay form based codes over existing use based zoning and add design standards encourage multi-modal transit based planning that leads to sustainable development for future non-petroleum society.

11.

- Adequate water resources and of improved quality.
- Preservation on open spaces for multiple uses.
- Development of town center including library.

12. No matter what zoning occurs – residential properties must be given special consideration when they abut other zoning districts (especially commercial)

13. Sustainable; cost sharing-user fees;

14. One like it was when my wife and I came here in 1965: A town with a movie theater, hardware store, clothing store, a very small police department, a good town library, and two-way traffic on Main Street

Participants

Richard Kelley	Sibylle Carlson	Chris Sterndale
Amy Sterndale	Nancy Miner	Kitty Marple
Yusi Turrel	Diana Carroll	Bob Dory
Joanne Bernard	Niquette Bergeron	Bill Schoonmaker
Dick Bernard	Scott Bogle	Susan Fuller
Joan E. Friel	Suzy Loder	Wayne Burton
Warren Daniel	Timothy Horrigan	Mary Friedman
Bob Russell	Kevin Gardner	Jessica Starkey
Larry Vannata	Brian Goetz	Jim Lawson
Edda Martin	John Parry	Todd Selig
Sandy Martin	Meridith Davidson	Julian Smith
Vin Dell'Ova	Ann Windsor	Joshua Meyrowitz
Karleen Dell'Ova	Steve Frolking	Ed Tillinghast
Donna Heald	Kate Glanz	Tom Richardson
Elise Daniel	Jenna Roberts	Jay Gooze
Charles Williams	Henry M. Smith	Beth Olshansky
John Hart	Gregg Moore	Filson Glanz
Lynn Holmes	Sandy Devins	Nell W. Neal
Larry Harris	Mark Devins	Ute Luxem
Pam Weeks	David Holmes	Otho Wells
John E. Carroll	Barbara Wright	Stephen Roberts
Ellen Karelitz	Nancy Lambert	Stephen Bobick
Chip Neal	Molly Donovan	Sylvia Weber Russell
Julia Belshaw	Renee Capicchioni-	Mike Sievert
Derek Sowers	Vannata	Nick Isaak
Maggie Bogle	Heidi Bogle	
Richard Belshaw	Malin Clyde	
Jon Roberts	Perry Bryant	

Discussion Leaders and Recorders

Kate Hanson	Nolan Lauze
Deborah Gourd	Karah Johnson
Charlie French	Robin Bergstrom
Dan Reidy	Chris Kelley
Geoffrey Njue	Kelsey Sanders
Ellen Rondina	Paul Goodwin

Master Plan Steering Committee Members

Jim Campbell
Sean Starkey
Charles Forcey
Molly Donovan
Neal Ferris
Paul Chamberlin
Jim Lawson
Leslie Schwartz

Katie Muth
Mike Sievert
Amy Cunningham
Joe Moore
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Doug Bencks
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Lorne Parnell

Durham Planning Board Members

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Richard Ozenich
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