



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, July 28, 2021

AGENDA

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*

Lorne Parnell, *Vice Chair*

Richard Kelley, *Secretary*

James Bubar

Heather Grant

William McGowan

Sally Tobias, *Council Rep.*

Barbara Dill, *Alternate*

Nicholas Germain, *Alternate*

Chuck Hotchkiss, *Council*

Alternate

Ellie Lonske, *Alternate*

Ray Philpot, *Alternate*

Michael Behrendt, *Town*

Planner

Patricia Denmark, *Minute*

Taker

I. **Call to Order**

- VIII. **Proposed Rezoning from Residence Coastal to Rural.** Proposal by the Durham Agricultural Commission to rezone numerous lots in the vicinity of Piscataqua Road (Route 4) from Residence Coastal (RC) to Rural (R).

The Planning Board voted to schedule a public hearing on August 18 on only the easterly portion of the area originally proposed by the Agricultural Commission. The commission suggested two options for the board: the original larger area and a smaller easterly portion. After much discussion, the board decided to hold the hearing on the latter. There was discussion about also changing the table of uses for excavation/mining, presently allowed by conditional use only in the Rural zone, but the board decided to leave the table as it is, observing that it is unlikely there would be a significant excavation occurring in the reduced area proposed for the rezoning, and being reluctant to change an existing conditional use affecting many properties as part of this agriculture-related proposal.

- IX. **Zoning Rewrite Discussion.** Consideration of proposed amendments to Administrative Provisions: Articles I, III through VI, and VIII. This is the first section of the zoning ordinance being reviewed as part of the planned comprehensive zoning rewrite.

The board reviewed this first set of proposed amendments and made a number of changes. The Town Planner will work on changes to various sections of the zoning ordinance and present them first to a rezoning committee (in a public meeting). After the committee reviews them the sections will be presented to the Planning Board. Each section is only being discussed and put into revised form and the plan now is to not forward actual amendments until the board has reviewed every part of the current zoning ordinance which will take a long time to complete.

- X. ***Public Hearing - Mill Plaza Redevelopment.*** 7 Mill Road. Application for site plan and conditional use for mixed-use redevelopment project.

POSTPONED TO AUGUST 25 AT THE APPLICANT'S REQUEST

XI. **Other Business**

- XII. **Review of Minutes** (new): No minutes

XIII. **Adjournment**