



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, July 13, 2022

AGENDA

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*

Heather Grant, *Vice Chair*

James Bubar, *Secretary*

Richard Kelley

Lorne Parnell

William McGowan

Sally Tobias, *Council Rep.*

Barbara Dill, *Alternate*

Emily Friedrichs, *Alternate*

Nicholas Germain, *Alternate*

Chuck Hotchkiss, *Council*

Alternate

Michael Behrendt, *Town*

Planner

Patricia Denmark, *Minute*

Taker

I. **Call to Order**

- VIII. **Solar Energy Systems Ordinance**. Proposed amendment to Zoning Ordinance Durham Town Council. The draft addresses numerous aspects of solar energy systems including rules and allowed locations for systems that are accessory to single family houses, systems accessory to multifamily and nonresidential uses, small and large utility-scale systems, and group net metering host systems.

The public hearing was set for August 10.

- IX. **Public Hearing - 74 Main Street – Mixed-Use Building**. Site plan and conditional use application for demolition of current wood frame building and construction of a 4-story mixed-use building with nonresidential uses, 12 residential units, and 5 parking spaces. Minor site changes are also proposed for the adjacent lot at 72 Main Street. Doug Clark, applicant. Jerry Pucillo, applicant. Mike Sievert, Horizons Engineering. Map 106, Lot 59.

The project was discussed and the review and hearing were continued to July 27.

- X. **Public Hearing - 15 Newmarket Road – Tideline Public House**. Site plan application to create a tap room (serving beer and wine), store and food truck court with 8 food trucks, covered pavilions, a landscaped community gathering space, and other site changes behind the old Durham Town Offices. Scott and Karen Letourneau, applicants. William and Carrie Salas, current property owners. Mike Sievert, Horizons Engineering. Map 108, Lot 69.

The project was discussed and the review and hearing were continued to July 27.

- XI. **19-21 Main Street – Parking Lot**. Site plan and conditional use application for parking lot as principal use on four lots and reconfiguration of the entrance. Toomerfs, LLC c/o Pete Murphy and Tim Murphy, owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 108, Lots 13, 12, 11, and 10. Church Hill District. ***The Public Hearing is adjourned until July 27 August 10. The Planning Board is holding its final deliberations.***

The board deliberated about the project and continued its deliberations to July 27. The adjournment for the public hearing was pushed back to August 10. Written comments can be submitted now but the board will not accept verbal comments until August 10.

XII. **Other Business**

There was none.

- XIII. **Review of Minutes** (new): June 8, 2022 & June 22, 2022

Not reviewed

XIV. **Adjournment**