



TOWN OF DURHAM

8 Newmarket Rd

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Michael Behrendt, Durham Town Planner

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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

RECAP

DURHAM PLANNING BOARD

Wednesday, August 10, 2022

AGENDA

I. **Call to Order**

- VIII. **74 Mill Road – Conditional Use.** Conditional use for garage and accessory dwelling unit for single-family house to be located within the Shoreland Protection Overlay District (SPOD). Iago and Erin Hale, property owners. Alex Ross, engineer. Map 109, Lot 85.

The public hearing was set for August 24. A site walk will be held at 5:30 pm on August 24.

- IX. **14 Schoolhouse Lane – 2-lot Subdivision.** 2-lot subdivision of 1.3-acre lot with single-family house. Bill Matson, property owner. Bruce Scamman, engineer. John Salter of James Verra Associates, surveyor. Kevin Baum, attorney. Map 108, Lot 73. Residence A District.

The application was accepted as complete. The public hearing was set for August 24. A site walk will be held at 4:30 pm on August 24.

- X. **Public Hearing - 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. Monica Keiser and Tim Phoenix, attorneys. Map 108, Lots 10, 11, 12, and 13. Church Hill District.

Numerous comments were offered from the applicant and the public. The public hearing was closed. Planning Board deliberations will continue on August 24.

- XI. **Public Hearing - 74 Main Street – Mixed-Use Building.** Site plan and conditional use application for construction of a 4-story mixed-use building with nonresidential uses and 2 residential units. Doug Clark and Jerry Pucillo of Foundation for Civic Leadership/, applicants. Mike Sievert, Horizons Engineering. Map 106, Lot 59. Central Business Zone.

The Planning Board reviewed a list of outstanding issues including comments on each issue by the applicant. Several large issues remain to be addressed. The Planning Board continued the review to September 28. The board may take final action that evening if everything is in order.

- XII. **Public Hearing – Solar Energy Systems Ordinance.** Proposed amendment to Zoning Ordinance initiated by 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.

POSTPONED to September 14.

- XIII. **Other Business** **There was none.**

- XIV. **Review of Minutes** (new): July 13, 2022 **Approved**

- XV. **Adjournment**