



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, October 26, 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

VII. Review of Minutes (old): July 27, 2022 Site Walk

Approved

- VIII. **Solar Energy Systems Ordinance**. *The public hearing is closed.* Continued review of 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. **Recommended action:** Final recommendation.

The Planning Board completed its recommendations which are now being sent to the Town Council for consideration.

- 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. Doug Clark and Jerry Pucillo of Foundation for Civic Leadership/Democracy House, applicants. Mike Sievert, Horizons Engineering. Jason Cohen and Tim Digan, Bergmeyer Architects. Map 106, Lot 59. Central Business Zone. *Extended to November 30.* **Recommended action:** Final action.

Approved

- X. **Public Hearing - Subdivision off Gerrish Drive**. Application and conditional use for 18-unit conservation subdivision for seniors. 91 Bagdad Road address. ****The project was remanded by the Superior Court back to the Town for consideration.*** Marti and Michael Mulhern, property owners. Mike Sievert, Horizons Engineering. Mark West, Wetland Scientist. Sharon Cuddy Somers, attorney. Map 206, Lot 46. Residence B District. *Accepted on October 12.* **Recommended action:** Final action.

Re-approved

XI. Other Business

There was none.

XII. Review of Minutes (new): September 28, 2022

Not reviewed

XIII. Adjournment