



TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Durham Town Planner

mbehrendt@ci.durham.nh.us

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*

Sally Tobias, *Vice Chair*

Tom DeCapo

Emily Friedrichs, *Council Rep*

Richard Kelley

Peyton McManus

Heather Grant, *Council*

Alternate

Erika Naumann Gaillat,

Alternate

Rob Sullivan, *Alternate*

Michael Behrendt, *Town
Planner*

Patricia Denmark, *Minute
Taker*

RECAP

DURHAM PLANNING BOARD

Wednesday, June 26, 2024

AGENDA

I. **Call to Order**

- VIII. **Public Hearing - Updating the HDC Ordinance.** Proposed zoning amendment to update the old Map and Lot numbers to the current ones in the Historic District Ordinance. Requested by **the Historic District Commission. Recommended action: Vote to initiate the amendment.**

The Planning Board voted unanimously to initiate the amendment. It will be forwarded now to the Town Council.

- IX. **Workforce Housing – Potential Zoning Amendment.** Discussion about rough draft (second iteration) of a proposed workforce housing ordinance.

There was substantial discussion about several variables – what percentage of units should be affordable, whether to use a tiered system with incentives to provide a higher percentage of affordable units or units affordable to those with less income, whether units should be for sale or only for rent, whether single-family houses should be included, and whether rents should be set based on HUD Fair Market Rent Levels. The discussion was continued to July 10.

- X. **Zoning Rewrite – Table of Uses.** Discussion about possible changes to the Table of Uses in the Zoning Ordinance, reviewed as part of the ongoing Zoning Rewrite. **Recommended action:** Discussion about possible changes.

The board did not get to this item.

XI. **Other Business**

- **Discuss whether to change the definition of “Household” which includes “Family” in the Zoning Ordinance**

The board started this discussion. The discussion was continued probably to July 10.

Board members Peyton and Tom will continue working on a proposal for workforce housing in the downtown area.

- XII. **Review of Minutes (new): April 24, May 8, and May 29, 2024**

All approved.

XIII. **Adjournment**