



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, September 11, 2024

AGENDA

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*

Sally Tobias, *Vice Chair*

Tom DeCapo

Emily Friedrichs, *Council Rep*

Richard Kelley

Peyton McManus

Rob Sullivan

Heather Grant, *Council*

Alternate

Erika Naumann Gaillat,

Alternate

Michael Behrendt, *Town*

Planner

Patricia Denmark, *Minutes*

Taker

I. Call to Order

VII. Review of Minutes (old): July 24, 2024 and July 31, 2024

Approved

VIII. **Capital Improvements Program.** Review of proposed 2015-2034 Capital Improvements Program (CIP) with Todd Selig, Town Administrator, and Gail Jablonski, Business Manager.

Various comments and questions were offered. The discussion concluded.

IX. **Workforce Housing Zoning Amendment.** Amendment for a proposed new Article XVIII.1 - Workforce Housing Overlay District for the purpose of providing opportunities for the development of workforce and affordable housing and to ensure the availability of a diverse supply of rental housing. The article includes provisions regarding density, rent levels, types of dwelling units, other allowed uses, open space, infrastructure, and other matters. The overlay district includes two areas: 1) most of the Office Research District and a large parcel in the Residence Coastal District; and 2) the entire Office and Research Light Industry district located north of Mast Road. Related changes are made to several other articles including the density allowance for workforce housing in conservation subdivisions.

The Planning Board finished discussing changes to the draft. The Town Planner will incorporate the changes into a revised amendment for review on September 25. Once the board is satisfied with the revised draft it will schedule a new public hearing.

X. **Amendment to Zoning Definitions.** The Planning Board prepared an extensive set of changes to Article II – Definitions, including related changes to the Table of Uses, and forwarded the proposal to the Town Council. The Town Council offered numerous comments and returned the proposal to the Board for further consideration. As part of this review the board may also consider additional changes to the Table of Uses *Recommended action:* Continued discussion.

There was not time to discuss this item.

XII. Review of Minutes (new): August 14, 2024

Approved.

XIII. Adjournment