

1
2
3 **TOWN OF DURHAM**
4 **DURHAM PLANNING BOARD MEETING**

5 **Wednesday, October 9, 2024**

6 **Town Council Chambers, Durham Town Hall**

7 **7:00 pm**

8 **DRAFT MINUTES**

9
10 **MEMBERS PRESENT:** Paul Rasmussen (Chair), Sally Tobias (Vice Chair), Peyton McManus, Emily
11 Friedrichs (Council Rep), Heather Grant (Alternate Council Rep), Erika Naumann Gaillat
12 (Alternate), Tom DeCapo (Alternate)

13 **MEMBERS ABSENT:** Robert Sullivan, Richard Kelley

14 **ALSO PRESENT:** Town Planner Michael Behrendt

15
16 **I. Call to Order**

17 Chair Paul Rasmussen called the meeting to order at 7:00 pm.

18
19 **II. Roll Call and Seating of Alternates**

20 Chair Rasmussen called the roll and seated Tom DeCapo for the vacant seat and Erika Naumann
21 Gaillat for Richard Kelley.

22
23 **III. Approval of Agenda**

24
25 ***Vice-Chair Tobias MOVED to accept the Agenda for October 9, 2024; SECONDED by Paul***
26 ***McManus; APPROVED: 6-0, Motion carries.***

27
28 **IV. Town Planner's Report**

29 Michael Behrendt said the next meeting would be the Annual Planning Board Workshop where the
30 Boad does not review applications. Agenda: first look at PUD Ordinance; draft for definitions
31 incorporating Planning Board final comments and schedule Public Hearing for November 13, 2024;
32 only one meeting in November and December due to holidays.

33
34 **V. Reports from Board Members who serve on Other Committees**

35 Reporting from the IWMAC: Chair Rasmussen said the Composting Program kicks off next week and
36 the Committee is working on a variety of things; check Friday Updates.

37
38 Reporting from the Town Council: Councilor Friedrichs mainly a presentation on changes from DPW
39 and IWMAC and what will change with out Solid Waste Ordinance; language changes to enable
40 transition to 2-bin system, with 1 recycling bin and 1 solid waste bin provided to each resident.
41 School Superintendent Dr. Shaps talked about school opening; discussion on revenue from
42 Municipal Transportation Improvement Facility committing future revenue for net zero

1 transportation, tabled for further discussion: pay an additional fee, on top of State \$5.00 car
2 registration fee, which goes to Durham's Road Infrastructure and came up through Energy
3 Committee. Set aside Town Council goals progress report; approved purchase of new parking
4 kiosks.

5
6 Chair Rasmussen said the State has come out with the Housing Championship where you have to
7 score 80 points with one-half from zoning and the rest from other areas of the Town with everyone
8 pulling together, and said he wants to confirm with the Town Council that they would be in support
9 of becoming a Housing Champion in the State and would forward the information to the Board.
10 Councilor Friedrichs said the Council wants a written summary and not a link. Ms. Naumann Gaillat
11 said she was confused by the points system categories and Chair Rasmussen said they could discuss
12 it further under other business.

13
14 Councilor Friedrichs said Superintendent Dr. Shaps also talked about School Infrastructure and
15 beginning discussion of future school building needs. The Middle School projections are going
16 down, primary school projections will continue to go up, looking at renewing agreement with
17 Barrington for high school, a 10-year agreement with a 4-year notification built in.

18 19 **VI. Public Comments**

20 No Public Comments.

21 22 **VII. Review of Minutes (old):**

23
24 **VIII. Public Hearing - 280 Durham Point Road. 2-lot Subdivision.** Subdivision of 33.5- acre
25 parcel into a 5 - acre lot to contain an existing house and a 28.5 - acre lot intended for
26 acquisition by The Nature Conservancy. Dick and Kathleen Gotschneider, Gotschneider
27 Family Trust, property owner. Ben Wallace, The Nature Conservancy, applicant. Valerie
28 Shelton, Real Estate Agent. Adam Fogg, Surveyor. Map 227, Lot 36. Residence Coastal and
29 Rural Districts. Recommended action: Final action.

30
31 Valerie Shelton of Appledore Real Estate said she is the Agent for the owners of the property and
32 is here tonight with Ben Wallace of the Nature Conservancy. She said Surveyor Adam Fogg could
33 not be here tonight. She provided an updated plan adding note #6 on the plan to delineate the
34 soils mapping for the 5-acre homestead parcel to ensure it meets new minimum requirements
35 for buildable area. The other update is access for the larger parcel showing existing gravel road.

36
37 Chair Rasmussen said the Board has the details they need, and it is now an opportunity to ask
38 questions then open the Public Hearing. Mr. Behrendt said he found the proposed driveway
39 adequate, and all the other notes and requirements have been taken care of.

40
41 ***Vice-Chair Tobias MOVED to open the Public Hearing for 280 Durham Point Road, 2-Lot***
42 ***Subdivision; SECONDED by Erika Naumann Gaillat; APPROVED 6-0, Motion carries.***

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

Mr. DeCapo asked the reason it was being done in the form of a sale instead of an easement. Mr. Gsottschneider said it was offered as an easement, but the Nature Conservancy wanted to purchase it. Ben Wallace of the Nature Conservancy said the way their funding is coming together, it would work better for the Nature Conservancy to purchase the parcel.

Councilor Friedrichs asked if the Board felt confident, without having done a Site Map or a complete Wetland Survey, that the larger parcel would have enough buildable land should the lot become a single-family home. Chair Rasmussen said he did based on GIS Wetland Maps that do not show much wetland on the larger parcel.

Councilor Friedrichs MOVED to close the Public Hearing for 280 Durham Point Road, 2-Lot Subdivision; SECONDED by Peyton McManus; APPROVED 6-0, Motion carries.

Discussion: Councilor Friedrichs asked if the gravel drive could be used as a future driveway; Chair Rasmussen said it could. Mr. Behrendt corrected a word in the first note to: the driveway may be *improved* not “approved”. Mr. McManus asked if the entire parcel is in current use. Mr. Gsottschneider said yes, the whole parcel except 1 acre around the house, and of the 5-acre parcel being created, 4 acres of that will be coming out of current use and will be a house lot *not in current use* on which taxes will be paid; the other lot will remain in current use.

Councilor Friedrichs asked about the Flood Hazard Overlay District and whether the Board follows FEMA’s map or a slightly altered map; Mr. Behrendt said they follow FEMA’s map. Councilor Friedrichs said they are based on climate data looking backwards.

Chair Rasmussen MOVED that the Planning Board accept the Notice of Decision which includes several waivers for 280 Durham Point Road, 2-Lot Subdivision, Dick and Kathleen Gsottschneider, Gsottschneider Family Trust, property owners, Ben Wallace of Nature Conservancy, applicant, Map 227, Lot 36, as dated October 9, 2024; SECONDED by Vice-Chair Tobias; APPROVED 6-0, Motion carries.

IX. 65 Durham Point Road – 2-lot Subdivision/Adjustment of Right-of-Way line. Former owners of the subject lot made an agreement with the Town of Durham in 1985 for the Town to relocate a portion of Durham Point Road onto the subject lot in order to remove a tight bend in the road. The land underlying the newly located road was never conveyed to the Town nor was the right of way line moved. A new plat has been created to correct that omission. Sarah Ford Trust, property owner. Map 115, Lot 6. Residence Coastal District.
Recommended action: Accept as complete and schedule a public hearing for November 13.

Valerie Shelton said she was hired by Sarah Ford Trust to sell the remaining family land, and before marketing the property it was discovered there was an agreement in the early 1980s by Sarah’s mother to transfer property on Durham Point Road to the Town so the road layout could

1 be changed; the Town agreed to provide survey work and prepare the deed but papers were
2 never filed. The Town hired Doucet Survey, LLC who met with DPW asking what the Town needed
3 to actually own that section of the road to fulfill the requirement under the agreement to clean
4 up the title so the lot could be sold.

5
6 Mr. Behrendt said the application is complete and requested that the Board approve the waivers,
7 accept application as complete, and schedule the public hearing. He said the waivers are
8 extensive and include some of the general items, everything under platting, topographic site
9 features, and everything under utilities.

10
11 Councilor Friedrichs asked the meaning of “fee ownership”; Mr. Behrendt said it means just
12 owned outright. Councilor Friedrichs said the lot in question is north of the road and what is
13 south of the road will be conveyed to the Town property line; the purple area is subject to right-
14 of-way because that is where the road should have been. Mr. Behrendt said it is confusing
15 because there is no old survey or correct plat of the subject lot so the southwesterly boundary of
16 that lot is not known; Doucet Survey surveyed the changes and agreed it was reasonable.

17
18 Councilor Friedrichs said the blue polygon should be conveyed as right-of-way not fee ownership.
19 Mr. Behrendt said they are not absolutely certain about that line because it extends from lot
20 corner to lot corner, and agreed the purple line is owned by subject property so the Ford family
21 will own the parcel, the curved parcel the Town owns, then a strip of land technically still owned.
22 He said the original intention was to convey that in fee simple to the Town.

23
24 Vice-Chair Tobias said the “blue polygon” encompasses the purple area and the blue area will be
25 conveyed fee simple. Ms. Shelton said that is because the boundary of the remainder lot under
26 the Ford Trust will be the surveyed boundary. Mr. Behrendt said the purple area is assumed to
27 be an old right-of-way so Doucet might have done this before we clarified the question. Ms.
28 Shelton said that is correct as under the agreement in 1980s all of that land was to be deeded to
29 the Town with the Fords not retaining any of it.

30
31 Mr. Behrendt said this map is a little early; Town Attorney clarified afterwards that the blue
32 polygon should be conveyed to the Town as fee simple but not the right-of-way portion. Ms.
33 Shelton said the way the Town Attorney will draft the Deed will be all of the land southwest of
34 the surveyed line referencing a recorded plan subject to any and all rights-of-way or easements
35 of record; other owners have the right-of way in their deeds.

36
37 ***Chair Rasmussen MOVED that the Planning Board accept the application for 65 Durham***
38 ***Point Road as complete; SECONDED by Tom DeCapo; APPROVED 6-0, Motion carries.***

39
40 Chair Rasmussen scheduled the Public Hearing for 65 Durham Point Road for November 13, 2024.

1 **X. 4 Riverview Court – Conditional Use Application.** Conditional use in the Shoreland
2 Protection Overlay District for an existing single-family house for structures to be located
3 within the 125-foot setback line: freestanding garage, expansion of existing driveway,
4 retaining wall, shed, and buried electric line that currently runs overhead. Arthur McManus,
5 property owner. Chris Guida, Fieldstone Land consultants, wetland and soil scientist. Map
6 214, Lot 11. Residence Coastal District. Recommended action: Discuss application and
7 schedule a public hearing for November 13.
8

9 Arthur McManus said he purchased the property at 4 Riverview Court about 6 months ago, house
10 was built in 1965 and not kept up, existing garage foundation as well as house were
11 compromised, and he is looking to build a garage with 2 options: (1) original option of detached
12 garage on east side of property within setbacks and put in a new septic system; (2) expand
13 existing garage, add living space in both, and change orientation of the driveway to come directly
14 to the house.
15

16 Mr. A. McManus said he is asking for option 2 to expand the existing garage to 24 ft wide x 50 ft
17 deep; garage will be 24 x 26 ft, living space 24 x 24 ft with entry on that side as well. Along with
18 this is the driveway reconfiguration: come through pre-existing access path, down Riverview
19 Court in front of house into garage, with front entrance in that corner. He is also requesting a
20 retaining wall on west side next to covered porch 8 x 4 ft high; steep incline and retaining wall
21 with steps down to water. Also, a Shed further back from the road than building, as far from
22 wooded area as possible.
23

24 Councilor Friedrichs asked about an extension of the house to garage shown on this plan. Mr. A.
25 McManus said that area is now an 8 x 10 ft foyer, garage will be extended 30 ft out from the
26 house, and house will be all single floor 24 x 50 ft. He said the driveway will be filled in a little
27 because of slope to build up garage walls to allow for more soil and the garage is now rotated.
28 Councilor Friedrichs asked about the impervious surface limit allowed; Mr. A. McManus said
29 calculations show it at 5% today and is proposed to be 8.8%.
30

31 Chair Rasmussen said the new retaining wall with steps is located at the 12-ft high water mark
32 and recommended not having the steps come all the way up to the house and consider having
33 access below going around the retaining wall. Mr. Behrendt suggested the Board do a Site Walk;
34 Board agreed to Saturday, October 26 at 10:00 am with the Conservation Commission: have new
35 building structure staked out, new driveway outline, and visit retaining wall area.
36

37 Chair Rasmussen said most of the work is within the SPOD line. Mr. Behrendt said the garage may
38 be allowed by right; the Board will look at the one-story building extension with attached garage
39 at entryway 24 x 50 ft, changes in driveway, burying the electric, new shed, and retaining wall;
40 Mr. A. McManus said there will be 2 retaining walls, one near the patio and one on north side of
41 driveway which falls outside of the 125-ft setback. Councilor Friedrichs asked if the septic system
42 would be outside that setback boundary. Mr. Behrendt said they can do a replacement septic

1 with review of the Code Administrator, but it has to be as far from the reference line as possible.
2 Mr. McManus said he spoke with the Town Attorney who will be part of it and will work with the
3 State.

4
5 Public Hearing for 4 Riverview Court, Conditional Use scheduled for November 13, 2024.

6
7 **XI. Public Hearing - Miscellaneous Zoning Amendments.** A set of zoning amendments
8 regarding freestanding small group net metering uses in the five core commercial districts,
9 childcare as an accessory use to all residential uses, requirements for accessory buildings
10 to single-family houses, zoning enforcement, clarifying text consistent with state law,
11 terminology, and formatting of the ordinance. Recommended action: Initiate amendments
12 if acceptable.

13 Chair Rasmussen said the Town Attorney raised some concerns with the 300 square footage
14 change for ADUs which will need to be discussed.

15
16 ***Chair Rasmussen MOVED to open the Public Hearing for Miscellaneous Zoning***
17 ***Amendments; SECONDED by Vice-Chair Tobias; APPROVED 6-0, Motion carries.***

18
19 **Joshua Meyrowitz** of 7 Chesley Drive said that any lists of numbers should have both the *word*
20 and the *number*, as it is important for searching a document and removes potential transfer
21 errors. He asked that the Planning Board, when they are not addressing applications, write up
22 generic rules for everything, and plan for what the public wants and not what they do not want;
23 to think about things ahead of time, possibly at the upcoming Workshop.

24
25 Councilor Friedrichs asked if the section on Lighting had been intentionally eliminated from this
26 previous document dated 9/25/2024. Chair Rasmussen said it was intentional as it would require
27 more in-depth review before moving forward and he wanted to get these through quickly as they
28 are currently out of step with State Law.

29
30 ***Chair Rasmussen MOVED to close the Public Hearing for Miscellaneous Zoning***
31 ***Amendments; SECONDED by Vice-Chair Tobias; APPROVED 6-0, Motion carries.***

32
33 Chair Rasmussen said the issue raised by Audrey regarding changing maximum floor area for
34 Accessory Buildings for Single-Family Use from 200 sq ft to 300 sq ft is a valid argument as
35 maximum floor area at 300 sq ft triggers a lot of further review; no objections by the Board.
36 Under Article XX: *B. Accessory Dwellings for Single-Family Use* – corrected language for standards
37 adding “not including garages and additional connected spaces” and eliminating “second floor
38 above garage”.

39
40 Mr. McManus asked why numbers under 10 in an ordinance are written out, without the
41 corresponding number, and those above are written *only* as numbers. Mr. Behrendt said that is
42 the convention in writing that is simple and more elegant. Mr. McManus said in general the Board

1 should start designing the ordinances for digital markup and searching and the design should be
2 for digital absorption and not necessarily aesthetics. Chair Rasmussen said it should be digits only
3 and not written out when talking about a number with a label.

4
5 ***Councilor Fredrichs MOVED to initiate Miscellaneous Amendments to the Town Council;***
6 ***SECONDED by Peyton McManus; APPROVED 6-0, Motion carries.***

7
8 **XII. *Public Hearing - Workforce Housing Zoning Amendment.*** Amendment for a proposed new
9 Article XVIII.1 - Workforce Housing Overlay District for the purpose of providing
10 opportunities for the development of workforce and affordable housing and to ensure the
11 availability of a diverse supply of rental housing. A revised draft is being finalized to be
12 placed for a new public hearing after okay from Planning Board. *Recommended action:*
13 *Initiate amendment is acceptable.*

14
15 ***Vice-Chair Tobias MOVED to open the Public Hearing for Workforce Housing Zoning***
16 ***Amendment; SECONDED by Peyton McManus; APPROVED 6-0, Motion carries.***

17
18 **Susan Richman** of 16 Cowell Drive read comments from **Beth Olshansky**, who thanked the Board
19 for excluding agricultural lands and parcels to the south in ORLI from the overlay district allowing
20 Durham to retain its rural character; asked why small parcels along Route 108 are included and
21 about protecting gateways; asked if Housing Task Force could focus on revising zoning for Mill
22 Plaza and Church Hill to be considered for workforce housing.

23
24 **Joshua Meyrowitz** of 7 Chesley Drive said there is not enough focus on planning for what the
25 public wants. He pointed out positive changes to the ordinance: limiting number of 3-bedroom
26 units, expanding and elaborating allowed uses, living environment for future residents with
27 pedestrian-oriented designed streets, transportation plan, and asked for more detail under
28 "open space". He said he liked other Incentives, not just for density, and would add recreational
29 facilities open to the public and trail networks, including to the downtown core. He asked that
30 the Planning Board make this plan the best it can be and enhance the overall experience of living
31 in Durham.

32
33 ***Chair Rasmussen MOVED to close the Public Hearing for Workforce Housing Zoning***
34 ***Amendment; SECONDED by Vice-Chair Tobias; APPROVED 6-0, Motion carries.***

35
36 Ms. Naumann Gaillat said locations are not ideal on the current map, making it difficult to see
37 what is being discussed. Mr. Behrendt said he would talk to the GIS coordinator to make the map
38 more readable. Chair Rasmussen said everything east of Route 108 is included in the Overlay
39 District to avoid little cuts in the zone. Vice-Chair Tobias said the Board needs to remember what
40 already exists and what is allowed in those zones. Councilor Friedrichs said there is good reason
41 to include a height maximum, as well as a story maximum, or screening options rather than
42 setbacks.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

Mr. McManus said for transportation and access the Board should equally weight pedestrians and disabled and not have it skewed to vehicles, and equal weighting of that in terms of safe transportation within the lot would make sense. Board agreed priority one is affordability; Chair Rasmussen asked that they keep that in mind; incentives are there because nobody can afford to build it, and we need to be careful not to make it unaffordable.

Vice- Chair Tobias recommended limiting things listed and allowing for the creativity of the developer, and asked the most important thing the Board would like to see out of this. Councilor Grant said the connection. Chair Rasmussen advised the Board to be careful between requirements and suggestions, and said when it comes to any sort of incentive it becomes a discussion between the applicant, the Town Administrator and the Town Council, and asked that they capture language suggested by Councilor Friedrichs.

Councilor Friedrichs said the Board looked at recreation facilities, perhaps say “public recreational facilities” then “active transportation networks” instead of trail networks and eliminate “transportation connections and sustainability”. Mr. McManus suggested discounting recreational facilities against open space as an incentive. Councilor Friedrichs said the current definition of open space includes recreational facilities; language could be added that the Planning Board may negotiate with applicant to allow for additional density or reduced open space. Councilor Grant recommended not expanding incentives further as they are fairly clear. Chair Rasmussen suggested keeping it high level and generally allowing for creativity with details.

Mr. McManus said comments and emails from the public have made this a better ordinance and he felt it was ready to be sent on. Councilor Friedrichs asked where the AG Commission stands with things and if there has been further feedback. Chair Rasmussen said some AG Commission members felt that since no farmers are going for this, adding agricultural leases under incentives is a better option.

Mr. Behrendt asked what can be done to improve the GIS Map and make it easier to read. Vice-Chair Tobias said we do need to see what is already there. The Board discussed various options such as bolder outlines, changing colors, or cross-hatching. Chair Rasmussen said Creek Road jumped out for him, a type 6 road off of Bagdad; Councilor Grant said it would be ideal if it could go through to Route 108. Chair Rasmussen said it would need to be paved to use as entrance.

Chair Rasmussen asked about adding a few more questions to the FAQ list. Vice-Chair Tobias said they should include that they are looking at Mill Plaza and Church Hill but not right now. Chair Rasmussen suggested adding in first sentence: “this is just the first step of several the Planning Board will be looking at; plan on the core business area and other infill options as future steps”. Councilor Grant said that it is a perfect sentence and needs to be listed first. Vice-Chair Tobias said the Planning Board, along with the Housing Task Force, will be bringing forth recommendations in other areas.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

Mr. McManus asked what the FAQ question “Why is this valuable for Durham?” is adding. Ms. Naumann Gaillat said it is not just for people here but for future people. Mr. Behrendt said it was a question on Sally’s power point presentation. Ms. Naumann Gaillat said if more people move here, they will be part of a livelier downtown which will benefit Durham. Councilor Friedrichs said it will also add to Durham’s historical diversity.

Mr. DeCapo said he disagrees with this ordinance because there is absolutely nothing here to ensure this housing gets into the hands of the people we are talking about, and it is simply not enough to “encourage” developers to build. There are big costs and risks being incurred with a development of this size, opportunity costs by using up the land, and no incentives to make sure this housing will get to the people we are targeting. Developers are in business and at a minimum want to make sure people can pay. He said it is reckless, and he cannot support it, unless there is something in here that guarantees who it *must* be rented to.

Vice-Chair Tobias MOVED that the Planning Board initiate this Workforce Housing Overlay District Zoning Amendment to go forward to the Town Council; SECONDED by Peyton McManus;

Councilor Friedrichs said Mr. DeCapo made some good points and Ze wanted to think that over; there was also compelling information submitted from the Energy Committee about energy efficiency being tied to any workforce housing amendment and those concerns were not adequately addressed.

Chair Rasmussen said there are 2 safety nets on that: Site Review and Energy Checklist. He said it cannot be required without being able to codify it, and it is better handled outside of zoning. He said the goal here is to provide missing middle housing of all types for all people, and we help the workforce by doing that. He said he agrees with what Mr. DeCapo has to say but sees it more as supply and demand. Mr. DeCapo said he would agree if the Town had an unlimited supply of land.

Mr. McManus said it seems by definition the Board has created affordable housing by stating it needs to be 100% HUD Fair Market value; then added an extra requirement that 20% of those are at 80% or less and 20% above which is sustainable in theory long-term without stepping in to subsidize. Chair Rasmussen said Mr. DeCapo’s concern is with rich people buying up the units.

After further discussion the Board added number 4. under F. HUD Fair Market: “Rental units must be the primary residence for all lessees,” and under H. Housing Guarantees: “units may not be sub-leased at a rent that exceeds the base rate”.

Vote: APPROVED 4-2, Motion carries.

Votes in favor: Erika Naumann Gaillat, Paul Rasmussen, Sally Tobias, Peyton McManus

1 ***Votes against: Councilor Friedrichs, Tom DeCapo***

2

3 Councilor Friedrichs said the Board has put in all reasonable requirements to target this to the
4 best of their ability, and sending this ordinance to the Town Council with a 4-2 vote is a healthy
5 thing. Mr. DeCapo said he did not think he would feel the same about the downtown district, but
6 the magnitude of the risks for a development of this size and the opportunity costs of giving up
7 the land are too great. Chair Rasmussen said it is clear an income verification needs to be
8 included.

9

10 Mr. Behrendt said he disagreed, and said the Board really wrestled with this early on, but found
11 it would be very difficult to do. He said the purpose of this ordinance is to provide units that are
12 affordable and not to be determining who lives there; he is not concerned about wealthy people
13 taking over as rents are still pretty high and the units will not be luxurious as a developer cannot
14 afford to build them. Mr. DeCapo said it depends on what the goals are. Mr. McManus said he is
15 not sure what the Town is giving up as the land could be divided up now, and it is making
16 something available to people who work here.

17

18 Ms. Naumann Gaillat said given the 2 nays are for different reasons and Councilor Friedrichs want
19 to do more review, the ordinance should still go to Town Council to see what they say. She said
20 the Board has been working on this for so long that fresh input would be helpful; see what the
21 Council says and move on from there and address other concerns accordingly.

22

23 **XIII. Other Business**

24

25 **XIV. Review of Minutes (new): September 11, 2024**

26 Meeting Minutes of September 11, 2024:

27

28 ***Vice-Chair Tobias MOVED to accept the meeting minutes of September 11, 2024;***
29 ***SECONDED by Peyton McManus; APPROVED: 4-0 with 2 abstentions, Motion carries.***

30

31 **XIV. Adjournment**

32

33 ***Tom DeCapo MOVED to adjourn the Planning Board meeting of October 9, 2024;***
34 ***SECONDED by Councilor Friedrichs; APPROVED: 6-0, Motion carries.***

35

36 Chair Rasmussen adjourned the meeting at 10:05 pm.

37

38 Respectfully submitted,

39 Patricia Denmark, Minute Taker

40 Durham Planning Board