



**TOWN OF DURHAM**

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***\*RECAP\****

**DURHAM PLANNING BOARD**

**Wednesday, December 11, 2024**

**AGENDA**

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*  
Sally Tobias, *Vice Chair*  
Emily Friedrichs, *Council Rep*  
Richard Kelley  
Peyton McManus  
Rob Sullivan  
Tom DeCapo, *Alternate*  
Heather Grant, *Council*  
*Alternate*  
Erika Naumann Gaillat,  
*Alternate*

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Michael Behrendt, *Town*  
*Planner*

Patricia Denmark, *Minutes*  
*Taker*

I. Call to Order

VIII. ***Public Hearing - 9-11 Young Drive Condominium Conversion***. Application under the Subdivision Regulations to create a two-unit condominium.

**Approved**

IX. ***Public Hearing - Historic District Ordinance Zoning Amendment – Purview of HDC***. Changes to the Historic District Overlay District proposed by the Historic District Commission pertaining to purview for tree removal and minor structures.

**The board voted unanimously to initiate the amendment. It now goes to the Town Council.**

X. ***Public Hearing - 4 Riverview Court – Conditional Use Application***. Conditional use in the Shoreland Protection Overlay District for an existing single-family house for structures to be located within the 125-foot setback line.

**Postponed to January 8**

XI. ***3 Dover Road – New Dunkin Donuts***. Preliminary design review for new Dunkin Donuts on ¼ acre lot with vacant one-story building located between the Holiday Inn Express and the Mobil Station.

**Public hearing set for January 8**

XII. ***Mill Plaza – Façade Improvements and Site Enhancements***. Site plan application for Phase 1 – façade improvement to rear building and Phase 2 – site enhancement around rear building. Conceptual application for Phase 3 – hardscape enhancements between front building and Mill Road, Phase 4 – façade improvement to front building, and Phase 5 – improvements to parking lot and installation of walking path along College Brook.

**Discussion and public hearing set for January 8**

XIII. ***2025 Calendar for Planning Board meetings***.

**Schedule approved**

XV. Review of Minutes (new): October 23, 2024 & November 13, 2024

**Approved**

XVI. Adjournment