



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, November 20, 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

Michael Behrendt, *Town*

Planner

Patricia Denmark, *Minutes*

Taker

I. Call to Order

VIII. **9-11 Young Drive Condominium Conversion.** Application under the Subdivision Regulations to create a two-unit condominium. One half of the proposed structure is completed and the other half is planned for construction. Young Drive LLC, property owner, c/o Francis Chase as agent. Map 107, Lot 92.

Accepted as complete with the public hearing scheduled for December 11

IX. **Public Hearing – Parking Requirement in Site Plan Regulations.** Amendments to the Site Plan Regulations to bring them into compliance with state law – reducing the number of required parking spaces for multi-family developments with 10 or more units to 1.5 spaces and allowing for alternative parking solutions to reduce the number of required parking spaces.

Adopted with some minor changes

X. **Public Hearing - Amendment to Zoning Definitions.** Proposed significant rewrite of Article II – Definitions of the Zoning Ordinance.

The board voted unanimously to initiate the amendments. This now goes to the Town Council.

XI. **Draft Ordinance regarding Student Rental, Three-Unrelated Rule, and Habitable Floor Area.** Discussion about prospective ordinance prepared by ad hoc group working with the Town Administrator.

A few changes were made to the draft and a public hearing was scheduled for January 11, 2025

XII. **Planned Unit Development Ordinance.** Continued discussion about proposed **Planned Unit Development (PUD) ordinance.**

This item was not discussed due to the late hour.

XIII. **Other Business**

There was none.

XV. Adjournment