



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, January 8, 2025

AGENDA

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*
Sally Tobias, *Vice Chair*
Emily Friedrichs, *Council
Rep*

Richard Kelley

Peyton McManus

Rob Sullivan

Gary Whittington

Tom DeCapo, *Alternate*

Heather Grant, *Council
Alternate*

Erika Naumann Gaillat,
Alternate

I. Call to Order

VIII. **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: freestanding garage, expansion of existing driveway, retaining wall, shed, and buried electric line that currently runs overhead. Arthur McManus, property owner. Chris Guida, Fieldstone Land consultants, wetland and soil scientist. Map 214, Lot 11. Residence Coastal District.

Approved

IX. **Public Hearing - 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. JESP Enterprises, LLC, property owner. Jim Mitchell c/o Tropic Star Development, LLC, applicant. Matt Perry, Civil Engineer, The Engineering Corp. Jeffery Dirk, Traffic Engineer, Vanasse & Assoc. Courthouse District. Map 108, Lot 38.

Postponed to January 22, 2025 at Applicant's Request

X. **Public Hearing – Proposed Ordinance regarding Student Rental, Three-Unrelated Rule, Habitable Floor Area, and Multi-Unit Residential**. A proposed ordinance prepared by the Planning Board following review of a draft prepared by an ad hoc group working with the Town Administrator. *Recommended action*: Hold public hearing and then decide how to proceed.

Several members of the public spoke. The board voted 7-0 to formally initiate the amendment with one change to the draft (not including any changes for Residential, multi-unit).

XI. **Public Hearing - 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. Pete Doucet c/o Torrington Properties, property owner. Steve Mayer c/o Allen & Major, engineer. Jeff Gannon c/o PCA, Inc., architect. Central Business District. Map 109, Lot 3.

Postponed to January 22, 2025 at Applicant's Request

XII. **Other Business**

There was none

XIV. Adjournment