



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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*****Please see sections on [Zoom Access](#) and
Other Information at the end of this agenda.**

DURHAM PLANNING BOARD

Wednesday, January 22, 2025

Town Council Chambers, Durham Town Hall

7:00 p.m.

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

Michael Behrendt, *Town
Planner*

Patricia Denmark, *Minutes
Taker*

- I. Call to Order
- II. Roll Call and Seating of Alternates
- III. Approval of Agenda
- IV. Town Planner's Report
- V. Reports from Board Members who serve on Other Committees
- VI. Public Comments
- VII. Review of Minutes (old):
- VIII. **The Edge Project.** Update from Ken Weston, UNH Executive Director of Campus Stewardship, about The Edge project at UNH.
- IX. **Public Hearing - 3 Dover Road – New Dunkin Donuts.** Preliminary design review application 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. **Recommended action:** Hold public hearing and decide how to proceed.
- X. **Riverwoods – Phase II.** Stone Quarry Drive. Preliminary Design Review application for development on the northerly side of Stone Quarry Drive including two senior housing buildings with 55 units, a club house, a maintenance building and associated parking areas, utilities, and other site improvements. Riverwoods Durham, c/o Natalie Belanger, property owner. Erik Saari, Altus Engineer, Engineer. Chris Boldt, DTC Lawyers, Attorney. Office Research District. Map 209, Lot 33. **Recommended action:** Presentation and scheduling of public hearing.
- XI. **Planned Unit Development Ordinance.** Proposed Planned Unit Development (PUD) ordinance. PUD's are special zoning tools which allow for flexible and innovative planning for large scale mixed-use projects. A draft ordinance has been prepared to accommodate the potential development of The Edge project at UNH,

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located westerly of the intersection of Main Street and Mast Road, and other potential large mixed-use projects. Recommended action: Continued discussion.

XII. **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 AT APPLICANT'S REQUEST TO FEBRUARY 12

XIII. **Other Business**

XIV. Review of Minutes (new):

XV. Adjournment

***ZOOM ACCESS**

*The Town of Durham offers access to meetings with Zoom and Durham Cable Access Television (DCAT) as a convenience to the public. Zoom is generally reliable for watching meetings and offering comments when allowed. However, due to factors outside our control, occasionally access on Zoom does not work properly. **We cannot guarantee that Zoom will always be available seamlessly and suggest that people who want to ensure being able to watch and participate attend the meeting in person.***

To access any LIVE Zoom Public Meeting, you must be **Registered**. This link will take you to the registration page: https://www.ci.durham.nh.us/boc_dcatgovernance/zoom-video-meeting-schedule. If you have difficulty logging in, contact DCAT: **603-590-1383**.

***OTHER INFORMATION**

- 1) Public hearings and public comments. *The public is welcome to speak at all public hearings and during the Public Comments time.* Comments on all matters, except those for which a public hearing is on the agenda, should be made during the Public Comments time (including comments on agenda items this evening). The public may speak and submit written/email comments on any germane subject except active matters where the public hearing has been closed. When a public hearing will be held soon for a specific item the board may require that comments be made at the hearing.
- 2) Submission of comments in writing. Send emails and letters to Michael Behrendt, Town Planner, at mbehrendt@ci.durham.nh.us or at the address above. Substantive comments about current board matters, except where the public hearing is closed, will be a) emailed to the board; b) mailed to the board if received by the Thursday before the meeting or given to members at the meeting if received later; and c) posted on the Town's website.

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Any email, letter, or document that is pertinent to a decision which the Planning Board is expected to make at the upcoming Wednesday meeting, must be received in the Planning Office by the prior Monday at 5:00 p.m. or the board will consider the material only at its discretion (This limitation does not apply to comments made at the public hearing).

- 3) Other information. Files on the agenda items above are available for review on the Town website <https://www.ci.durham.nh.us/>. Agendas marked as “Preliminary Agenda,” are subject to change. The final agenda will be posted on the Town’s website on the Friday prior to the meeting. To see background documents related to specific agenda items, see the agenda on the website and click on any green **highlighted** items.
- 4) Contacting us. Call (603) 868-8064 or email Michael Behrendt, above, or Tracey Cutler, Administrative Assistant, at tcutler@ci.durham.nh.us.
- 5) Recommended actions. Actions recommended by the Town Planner are shown above. The board may or may not take these actions and may take other actions not stated.
- 6) 10:00 pm. The board will take up a new item of business after 10:00 pm at its discretion.
- 7) Communication aids. Please provide the Town 48-hours notice if any aids are needed.
- 8) Next meeting. The next regular board meeting will be on **February 12, 2025.**