



TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Durham Town Planner

mbehrendt@ci.durham.nh.us

RECAP

DURHAM PLANNING BOARD

Wednesday, March 12, 2025

AGENDA

Planning Board members
(7 voting)
Paul Rasmussen, <i>Chair</i>
Sally Tobias, <i>Vice Chair</i>
Emily Friedrichs, <i>Council Rep</i>
Richard Kelley
Peyton McManus
Rob Sullivan
Gary Whittington
Heather Grant, <i>Council</i>
<i>Alternate</i>
Erika Naumann Gaillat,
<i>Alternate</i>

Michael Behrendt, <i>Town</i>
<i>Planner</i>
Patricia Denmark, <i>Minutes</i>
<i>Taker</i>

I. Call to Order

VIII. **Public Hearing - Mill Plaza – Façade Improvements and Site E**

Site plan application for façade improvement to rear building, site enhancements around rear building, and relocation of northerly crosswalk on Mill Road. Torrington Properties, c/o Pete Doucet and Matt Morgan, property owner. Steve Mayer c/o Allen & Major, engineer. Jeff Gannon c/o PCA, Inc., architect. Gregg Mikolaites, agent. Central Business District. Map 109, Lot 3.

The public hearing was held and continued to March 26. If all is in order the board may take final action that evening.

IX. **3 Dover Road – New Dunkin Donuts.** Site plan application for new 1,500 +/- square foot Dunkin Donuts restaurant on ¼ acre lot 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.

The application was accepted as complete and the public hearing was scheduled for March 26. The Planning Board received comments from NHDOT about potential traffic impacts of the project.

X. **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, located westerly and southerly of the intersection of Main Street and Mast Road, and other potential large mixed-use projects.

The board discussed the draft and continued the review to April 9. The board expects to hold a public hearing on the draft soon.

XI. **Other Business**

The board discussed holding an extra workshop to discuss recent zoning amendments and proposals, capacity for handling development, and the master plan.

XIII. Adjournment