



TOWN OF DURHAM

8 Newmarket Rd

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Michael Behrendt, Durham Town Planner

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****RECAP****

DURHAM PLANNING BOARD

Wednesday, March 26, 2025

AGENDA

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*

Sally Tobias, *Vice Chair*

Heather Grant, *Council*

Representative

Richard Kelley

Peyton McManus

Rob Sullivan

Gary Whittington

Eric Lund, *Council Alternate*

Erika Naumann Gaillat,

Alternate

Michael Behrendt, *Town*

Planner

Patricia Denmark, *Minutes*

Taker

I. Call to Order

VIII. **Public Hearing – Proposed amendment to the Aquifer Protection**

Section 175-86 C. and F. of the Zoning Ordinance: a) Remove requirement to connect with Town sewer (It is not available in most of the district); b) Make single-family residences exempt from the requirement to connect to stormwater system.

Amendment initiated by Planning Board

IX. **Public Hearing – Invasive Plant Species in Site Plan Regulations.** Amendment proposed by the Conservation Commission to Article V – Landscaping Standards and Appendix of the Site Plan Regulations pertaining to invasive plant species.

Amendment adopted

X. **Public Hearing - 3 Dover Road – New Dunkin Donuts.** Site plan application for new 1,500 +/- square-foot Dunkin Donuts restaurant on ¼ acre lot located next to Holiday Inn Express. Jim Mitchell and Scott Mitchell, Tropic Star Development, LLC, applicant. Matt Perry, Civil Engineer, The Engineering Corp. Scott Thornton, Traffic Engineer, Vanasse & Assoc. Courthouse District. Map 108, Lot 38.

The applicant reviewed their discussion with DOT. Hearing & review continued to April 9.

XI. **Public Hearing - Mill Plaza – Façade Improvements and Site Enhancements.** 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. Central Business District. Map 109, Lot 3.

Site plan and conditional use approved.

XII. **Four-lot Resubdivision – 53 Bagdad Road and 51 Emerson Road.** Resubdivision of three current lots into four lots. 53 Bagdad Road – Map 104, Lots 41 and 42 owned by Frank Lavalliere, Quin Lin, and Quan Li. 51 Emerson Road – Map 104, Lot 40 owned by John and Nickoll Lauze.

Accepted as complete. Public hearing to be held on April 9. There won't be a site walk.

XIII. **Other Business**

XIV. Review of Minutes (new): February 12 and February 26

Approved