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Town Planner's Review
DURHAM PLANNING BOARD
Wednesday, August 9, 2017

- VII. ***Public Hearing - Proposed Zoning Amendments.*** Public hearing on extensive set of proposed amendments to the Zoning Ordinance (but there are no proposed changes to the Zoning Map nor the allowed uses in the Table of Uses). To see the proposed amendments go to: https://www.ci.durham.nh.us/boc_planning/proposed-zoning-ordinance-amendments or email: mbehrendt@ci.durham.nh.us. *Recommended action:* Hold public hearing, incorporate comments as appropriate, and continue review or schedule new public hearing, as appropriate.

This is the first public hearing on draft amendments resulting from several years of work and numerous iterations developed by the Planning Board and staff. The intention of these amendments is to make improvement, corrections, clean ups, and clarifications in the Zoning Ordinance that can be readily accomplished but not to undertake significant rewrites or changes that involve extensive analysis and discussion.

Where individual articles warrant significant rewrites, it is best to approach those as separate projects. For example, the Historic District Commission recently made extensive changes to Article XVII - Durham Historic Overlay District which were then reviewed and revised by the Planning Board and Town Council and adopted by the Town Council. The Planning Board may wish to examine articles on Conservation Subdivisions or Signage, for example, in later on.

Currently, the Land Use Committee, appointed by the Planning Board, is preparing a Future Land Use Chapter of the Master Plan. We expect to complete this document by the end of 2017. Then, in 2018, pursuant to the recommendations in that chapter, we plan to start another deeper examination of the current zoning ordinance, including the zoning map, zoning districts, table of uses, and table of dimensions.

I expect there to be numerous comments from citizens on this draft. Depending on the nature and extent of these comments the board will need to determine at the meeting whether to close or continue this public hearing. The board will go through the various comments and determine which changes to incorporate into the draft. Once we have a revised draft, we will then need to post that for a second public hearing. The board can make nonsubstantive changes in any draft without posting for a new public hearing but as long as substantive changes are made we will need to post for a new public hearing.

When the last public hearing is closed and the Planning Board is satisfied with the document, it can vote to formally initiate the amendments. They will then be sent to the Town Council for consideration. In the likely event that the Town Council seeks to make other changes, the draft would need to return to the Planning Board for review.