



TOWN OF DURHAM
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Town Planner's Review
Wednesday, August 18, 2021

- VIII. **Public Hearing - Proposed Rezoning from Residence Coastal to Rural**. Proposal to rezone numerous lots in the vicinity of Piscataqua Road (Route 4) from Residence Coastal (RC) to Rural (R). The Planning Board is considering the rezoning in response to a request from the Durham Agricultural Commission.
- The Planning Board can vote to initiate the proposal as now presented, modify the proposal, or reject it.

Please note the following:

- The Planning Board discussed this item on June 23 and July 28. On July 28 the board scheduled a public hearing on the smaller area (Option 2) presented by the Agricultural Commission.
- The board has several options now: a) vote to formally initiate the amendment as now presented; b) modify the amendment and schedule a new public hearing; c) reject the proposal; or d) continue the discussion (and keep open or close the hearing). If the board initiates the amendment it will be forwarded to Town Council for consideration. The council would schedule its own public hearing if it wishes to move forward. The council could also reject the proposal at any time. If the council wishes to modify the amendment it would be sent back to the board for a new hearing.
- Originally, the Agricultural Commission recommended rezoning a larger area (about double the area now being considered). We received about 20 letters in opposition to the original proposal, nearly all from homeowners in the Shearwater Street subdivision. The plan was changed in large part due to the concerns of these property owners; the revised area is located about ½ mile from the subdivision.
- The board discussed whether to change the locations where excavation/mining is allowed but thought it best to leave it as is now: allowed by conditional use only in the Rural district.
- We mailed a letter about the proposed rezoning and the public hearing, along with the map and table showing the differences between RC and R, to owners of all lots included in the proposed rezoning, all lots adjacent to these properties, and all lots in the Morgan Way (and Williams Way and Tirrell Place) subdivision.