

DURHAM PLANNING BOARD
Wednesday, September 9, 2026
Council Chambers, Durham Town Hall
7:00 p.m.
AGENDA

- I. Call to Order
- II. Roll Call, Explanation for those participating on Zoom, Vote to allow participation on Zoom, and Seating of Alternates
- III. Approval of Agenda
- IV. Town Planner's Report
- V. Reports from Board Members who serve on Other Committees
- V. VI. Public Comments
- VII. Review of Minutes (old):
- VIII. **Riverwoods – Phase II – Modification and Waivers.** Stone Quarry Drive. Request regarding approved site plan for modification to add fiber optic lines and waivers to allow above-ground utilities and fiber optic lines within the road right of way. The plan approved for development on the northerly side of Stone Quarry Drive includes two senior housing buildings with 55 units, a clubhouse, a maintenance building and other site improvements. Riverwoods Durham, c/o Natalie Belanger, owner. Erik Saari, Altus Engineering, Engineer. Chris Boldt, Attorney. Office Research District. Map 209, Lot 33. Recommended action: Final action if ready.
- IX. **73 Piscataqua Road Subdivision.** Formal application for 3-lot subdivision of 20-acre lot at 73 Piscataqua Road. Construction of new private road to access lots. The preliminary design review application was reviewed earlier. William Goldstein, property owner. Chris Berry, Berry Surveying & Engineering, surveyor. Map 209, Lot 42. Residence Coastal District. Recommended action: Acceptance as complete and setting public hearing for September 23.
- X. **4 Smith Park Lane – 3-lot Subdivision.** Preliminary design review for proposed 3-lot subdivision of 1/2 -acre lot with one existing house. Access to be taken from Smith Park Lane, a private street. Loan Oak Real Estate Trust, c/o Bob Diberto, property owner. Chris Berry, Berry Surveying & Engineering, surveyor. Map 108, Lot 7. Church Hill (CH) District. Durham Historic Overlay District. Recommended action: Set public hearing for September 23.
- XI. **Public Hearing - 121 Technology Drive – Light Industry Buildings.** Site plan application for two light industrial (or warehouse) buildings, each with 162,000 square feet, 450 parking spaces, and other improvements. Conditional use application for activity within 75-foot wetland buffer. Lot line adjustment application. R. J. Kelly, c/o Shawn Smith, owner. Bridget Souza and Matt Peterson for Keach Nordstrom, engineer. Map 204, Lots 1 and 2. Office Research Light Industry District (ORLI). **Note that the main, but not exclusive, discussion item this evening will be the Traffic Study.** Recommended action: Discussion and continuation to September 23 or October 14.
- XII. **Churchill Rink and Community Center Renovation Project.** Old Piscataqua Road. Discussion with Bill Page, Church Rink Manager, Rachel Gasowski, Parks and Recreation Director; and Chris Rice, Consulting Engineer with T. F. Moran, about conceptual plans for the Town facility for renovation of the ice skating rink and expansion for a community center. Recommended action: Presentation and comments
- XIII. Review of Minutes (new): August 12, 2026

XIV. Other Business:

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 well. **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 hearing is on the agenda, should be made during the Public Comments time (including comments on agenda items). The public may speak and submit written/email comments on any germane subject except active matters where the hearing has been closed.
- 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.

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 are available for review on the Town website <https://www.ci.durham.nh.us/>. To see documents related to specific items, see the agenda on the website and click on any **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 with 48-hours' notice if any aids are needed.
- 8) Next meeting. The next regular board meeting will be on **September 23, 2026**.