



# Town Of Durham

## Planning Board Minutes

### Fire Station Meeting Room, 6:30 pm

### January 8, 2025

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#### 1. Roll Call & Determination of a Quorum

**In attendance:** John Talbot (Chair), Juliet Caplinger (Vice Chair), Allan Purinton, Brian Lanoie, Marc Derr and George Theborge (Town Planner).

#### 2. Amendments to the Agenda:

#### 3. Annual Election of Officers:

**Motion made by Allan Purinton:** To nominate John Talbot for Planning Board Chair. **Motion seconded by Brian Lanoie.**  
**Votes to approve: 4 – 1 abstention**  
**Votes to deny: 0**

**Motion made by John Talbot:** To nominate Juliet Caplinger for Planning Board Vice Chair. **Motion seconded by Allan Purinton.**  
**Votes to approve: 4 – 1 abstention**  
**Votes to deny: 0**

#### 4. Acceptance of Meeting Minutes (December 4, 2024)

**Motion made by Allan Purinton:** To accept the meeting minutes with the correction on page 9, item 6 to remove the word “not”. **Motion seconded by Marc Derr:**  
**Votes to approve: 5**  
**Votes to deny: 0**

#### 5. Informational Exchange on Non-Agenda Items:

##### a) Town officials (George Theborge, Town Planner)

- On Monday, January 13, 2025 the Community Facilities Study Group will meet at the Fire Station at 6pm.
- On Tuesday, January 21, 2025 there will be an Open Community Event with the Community Facilities Group at the Eureka Center at 6pm.

##### b) Residents: None

##### c) Non-Residents: None

#### 6. Continuing Business: None

#### 7. New Business: None

## 8. Other Business:

- **Planning Board Discussion of Land Use Policy Changes for Next Town Meeting: Contract Zoning**

**Guest: Kristen Collins, Town Attorney**

- Contract Zoning is provided for by Statute in the zoning laws.
  - All zoning must be in accordance with the Comprehensive Plan.
  - Proposing that contract zoning be available townwide for any parcel for any development subject to the process.
  - [Draft Town of Durham BESS and Solar Amendments](#)
- **Planning Board Discussion of Land Use Policy Changes for Next Town Meeting: Battery Energy Storage Systems**
    - [Planner Presentation Battery Energy Storage Systems](#)
    - [BESS Safety Standards Diagram](#)
    - [Draft BESS Ordinance Standards Nov 2024](#)
    - The Planning Board will continue the discussion of Land Use Policy Changes for Next Town Meeting: BESS on Wednesday, January 15, 2025 at the Fire Station at 6:30pm.

**Motion made by John Talbot:** To add an additional meeting to continue the discussion of Land Use Policy Changes for Next Town Meeting: Battery Energy Storage Systems on Wednesday, January 15, 2025 at the Fire Station at 6:30pm. **Motion seconded by Juliet Caplinger: Motion carried 5 – 0.**

## 9. Adjourn:

**Motion made by Juliet Caplinger:** To adjourn the meeting. **Motion seconded by Marc Derr: Motion carried: 5 – 0.** Meeting adjourned at 9:17pm.