



# Town Of Durham

## Planning Board Minutes

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

### March 4, 2026

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

**In attendance:** Brian Lanoie (Chair), Juliet Caplinger (Vice Chair), Allan Purinton, Brian Stickney, and George Thebarger (Town Planner).

#### 2. Pledge of Allegiance

#### 3. Amendments to the Agenda:

Chairman Lanoie proposed delaying substantive discussion of the Durham Heights Subdivision (Item 6.b) until the next meeting as the applicant had submitted no new information.

The Board discussed the potential need of the applicant to request an extension of the time frame for a decision on their application if they need additional time for plan preparation.

**Motion made by Brian Lanoie:** To table substantive review of the Durham Heights Subdivision.

**Motion seconded by Juliet Caplinger:** Votes to approve: 4-0

#### 4. Acceptance of Meeting Minutes (February 4, 2026)

**Motion made by Allan Purinton:** To accept the minutes for the February 4, 2026 meeting as presented.

**Motion seconded by Brian Stickney:** Votes to approve: 4-0

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

- a) Town officials: The Town Planner provided his monthly report in the packet and updated the Planning Board on the economic development grant. The Town has signed a contract, and the Manager is recommending Select Board Appointment of an Interim Economic Development Committee consisting of representatives of the Select Board, Planning Board, Conservation Commission, and Agriculture Committee, along with a citizen with business development experience.
- b) Residents: None
- c) Non-Residents: None

#### 6. Continuing Business:

##### a. Public Hearing on the Preliminary Plan Application of Durham Heights Subdivision at 439 Quaker Meeting House Rd., Map 2 Lot 60.

Chairman Lanoie stated the ground rules for public hearings and opened the public hearing on Durham Heights at 6:40 p.m.

No member of the public asked to speak on the application.

Chairman Lanoie closed the public hearing at 6:41 p.m.

**7. New Business: None**

**8. Other Business:**

**a. Planning Board Discussion of Draft Land Use Ordinance Amendments**

The Board discussed the recommendation of Chairman Lanoie to insert the deleted text in the annotated version of the draft codification to be consistent and completely transparent on all wording that was taken out of the Ordinance.

The Town Planner offered the options of inserting all the deleted text, inserting short statements of explanation, or doing both. The Board determined that just inserting the deleted text was appropriate and necessary.

Chairman Lanoie encouraged other Board members to continue review of the codification content.

The Board discussed the remaining process leading up to the Town Meeting. A public hearing while changes can still be made will be held on March 18th. The legally required public hearing where changes cannot be made will be held on May 20th. The Board will discuss whether any changes should be recommended to the Select Board after considering any public input on March 18th and will forward any recommendation on to the Select Board before they finalize the amendments on April 14th.

**9. Adjournment**

**Motion made by Allan Purinton:** To adjourn the meeting.

**Motion seconded by Brian Stickney: Motion carried: 4 – 0.** Meeting adjourned at 7:15 p.m.