




## Upcoming Meetings

**Conservation Commission Meetings**  
January 24th, February 21st & March 20th  
6:30 pm

**Historic District Commission Meetings**  
January 11th, February 8th & March 14th  
6:00 pm

**Planning Board Meetings**  
February 7th, March 6th & April 3rd  
6:30 pm

**Select Board Meetings**  
January 9th & 23rd/ February 13th  
& 27th/ March 12th & 26th  
6:30 pm

**Primary Election**  
March 5th, Amvets Post #13  
8 am to 8 pm

**Municipal Election**  
April 5th, 2024  
Eureka Community Center  
8 am to 8 pm

**Annual Town Meeting**  
April 6th, 2024  
Durham Community School  
9 am



### Draft Land Use Ordinance Amendments 2024

**Part 1 - Draft Amendments to the Land Use Ordinance to implement comprehensive plan recommendations for housing diversity and density.**

The Comprehensive Plan adopted at the 2019 Town Meeting calls for the Town’s land use policies to protect Durham’s rural character. It also recommends allowing additional housing units to be placed on individual lots to address housing needs.

Current zoning allows one accessory apartment to be added to any single-family dwelling that can be no larger than half the floor area of the main dwelling unit. Duplexes with two full-sized dwelling units are allowed, but the lot size must be increased from 2 acres to 2.5 acres.

To meet the increased housing needs of residents and workers, the Comprehensive Plan recommends allowance of up to 3 housing units on individual lots (up from the current limit of 2) with design controls to help reduce potential impacts on the Town’s rural character. The proposed amendments will allow a second accessory apartment if both accessory apartments are designed to fit into the character of the single-family home site.

In April of 2022, the Maine Legislature passed a law requiring all Maine communities to move in this direction to address the State’s housing crisis, but with less sensitivity to design issues. That law requires allowance of up to three, full-sized dwelling units on any lot where single-family homes are permitted and there is an existing residence. The State law does not address the size or configuration of the required housing units. The proposed Land Use Ordinance revisions in Part 1 will meet State requirements while going beyond them to follow recommendations of Durham’s Comprehensive Plan.

The Planning Board conducted extensive public outreach on the proposed housing policy changes, which included public meetings and an online survey. The survey responses were evenly split between those who favor being less restrictive to provide more housing opportunities and those who want the Town to be more restrictive to lessen the impacts of growth.

The Planning Board did not see compelling evidence in the survey results or public meeting input to support moving in any particular policy direction and voted to recommend following the adopted Comprehensive Plan recommendations for accessory apartments and to require larger lot sizes when multiple, full-sized dwelling units are built on the same lot.

**Part 1 - Housing Diversity & Density**

- [Explanation & Illustration of Planning Board Housing Diversity & Density Proposal](#)
- [Answers to Questions on Housing Diversity & Density Policy](#)
- [Public Information Meeting - November 15, 2023](#)
- [Draft Amendments](#)

*(Continued on page 2)*

## Draft Land Use Ordinance Amendments 2024 (continued)

### Part 2 - Draft Amendments to the Land Use Ordinance to enact standards for Solar Energy Systems.

The Conservation Commission has been working with the Planning Board and Town Planner to draft a solar ordinance to be voted on during the April 2024 Town Meeting, and if approved, the solar standards will be included in Durham’s land ordinance. The purpose of this initial draft solar ordinance is to provide standards for solar project applicants. The Conservation Commission will be looking into making future updates to the solar ordinance to address suitability of location of solar projects in respect to habitat and high value agricultural lands.

The process of development of the draft ordinance involved an approximately six-month research phase during which time the Conservation Commission and Town Planner reviewed other solar ordinances from towns in Maine and Virginia, as well as available guidance and solar best practices from the Maine Audubon. The Conservation Commission hosted a town information meeting on December 7th, 2023, to solicit feedback from town residents on the draft solar ordinance.

During the December 20th Conservation Commission meeting, the Commission and Town Planner discussed the town resident comments and based on these comments, made the following updates to the draft ordinance: rooftop solar projects are exempt from the standards, and the medium scale solar project size range was updated to 8,000-20,000 square feet.

### Part 2 - Solar Energy Systems

[Summary of Comments Taken at Public Information Meeting on Draft Amendments](#)

[Public Information Meeting - December 7, 2023](#)

[Draft Amendments](#)

### PART 3 – DRAFT AMENDMENTS TO THE LAND USE ORDINANCE TO CODIFY CERTAIN FEES FOR INCLUSION IN THE FEE SCHEDULE

In 2022, voters approved moving specific fees from the text of the Land Use Ordinance to a fee schedule that can be updated by the Select Board on a regular basis and kept current with service costs. The Land Use Ordinance does not refer to required fees in all articles, and the Town Attorney has advised that all fees on the fee schedule should be referenced in the Land Use Ordinance. For all fees authorized by the Land Use Ordinance at Town Meeting, the Select Board will have the authority to set the fee amounts with the fee schedule.

### Part 3 - Codification of New Permit Fees

[Draft Amendments](#)

**Nomination Papers Available at the Town Office or Online**



Nomination papers are for the following:

- Select Board Member (One 3-Year Term)
- RSU5 School Board Member (One 3-Year Term)
- Budget Committee Member (Three 3-Year Terms)

**Signed nomination papers with a minimum of 25 signatures are due February 5, 2024.**

The 2024 Municipal Election will be held at:

**Eureka Community Center  
606 Hallowell Road  
Friday, April 5, 2024  
8 am to 8 pm**

[Nomination Papers \(click here\)](#)



### Afternoon Chat With the Town Manager

## Question & Answer Session with Jerry



On the last Wednesday of every month from 2 to 3 pm the Town Manager invites you to join him for an hour of conversation. This is a good opportunity for you to share your thoughts and ideas, or to ask questions about any concerns you may have. To sign up please reach out to the Town Clerk if you are interested in discussing a topic. **The next opportunity will be January 31st.**

**Email Town Clerk** or  
call: 207-353-2561 ext. 111

### Dog Registration Deadline

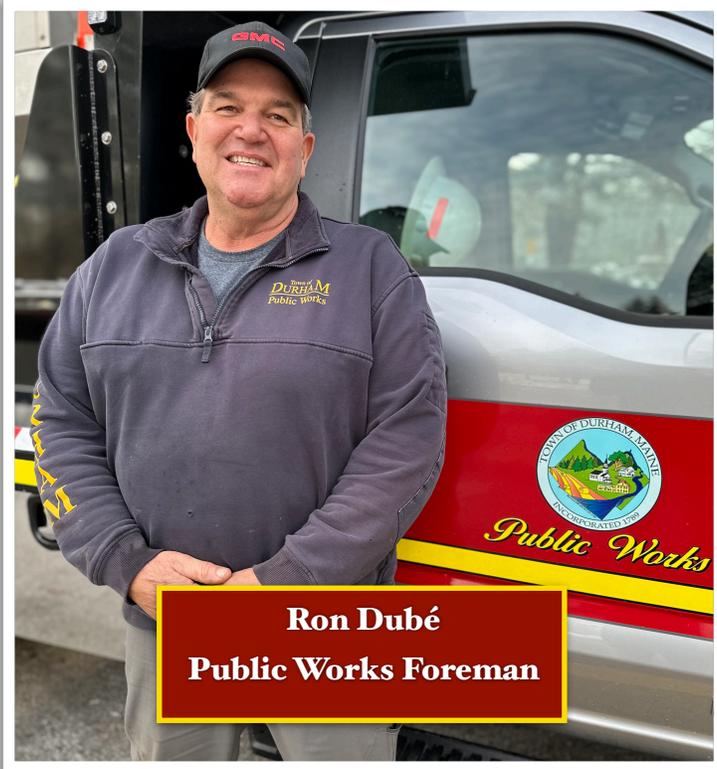
The registration deadline for the 2024 Calendar Year is **January 31, 2024.**

A \$25 late fee per dog will be added after this date. Please remember a current proof of rabies vaccination is required.



[Online Registration](#)

# Staff Highlight



**Ron Dubé**  
Public Works Foreman

**When did you begin working for the Public Works Department:** April 21, 2014

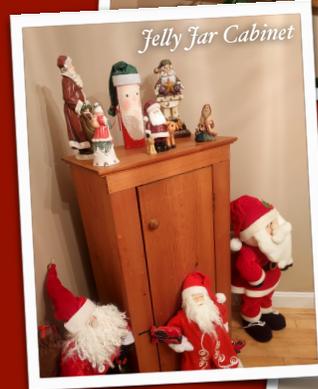
**Favorite thing about your job:** I like working with the public, helping the residents with their needs.

**What do you like to do when you are not working at the Public Works?** I love woodworking and enjoy spending time with my grandchildren. I've been happily married for 41 years to my wonderful wife, Grace Patricia. And every year, my wife and I vacation in the Caribbean to celebrate her 15 Years of being Cancer Free.

**Fun Fact:** I have been sober for seven years and I continue to sponsor people in recovery.



*Greely Grace and Beckett Joseph*



## Winter Sand Pile



Sand is available to all residents. Two (2) 5-gallon pails per storm, per resident. Please remember to bring a shovel. The sand pile is located at 1101 Hallowell Road.



As the new year begins, we would like to take a moment to thank our members for their hard work this last year and our community for their continued support. We ran a record number of calls in 2023 and we expect to surpass that in 2024! As always, if you need us, we'll be here!

## INTRODUCING A NEW CASELLA APP FOR DURHAM RESIDENTS



Casella has developed an App that has information specific to the residents of Durham.

The App makes it even easier for you to stay connected about your trash and recycling collection programs and it includes a **collection calendar with reminders**, and a **searchable Waste Wizard A-Z listing** tool.

Download today by scanning a QR code with your smartphone camera!



SCAN FOR THE APP STORE



SCAN FOR THE GOOGLE PLAY STORE



RECYCLING • SOLUTIONS • ORGANICS • COLLECTION • ENERGY • LANDFILLS

casella.com

## Sudoku

The rules for sudoku are simple. A 9×9 square must be filled in with numbers from 1-9 with no repeated numbers in each line, horizontally or vertically.

6		5	4				2	
3				2			6	
		9			7	4		5
	2		5			3		
	9			1			5	
		3			2		8	
9		4	2			5		
	5			9				8
	6				4	7		3

Answer on page 5



## Congratulations Ken Scribner On Your Retirement!

Ken Scribner has officially retired from the Durham Fire Department. He has held almost all positions and ranks over the years. This would include deputy fire chief, and senior engineer. He leaves us with decades of dedicated service. We wish him well in retirement. Ken remains an active member of the fire department corporation.



## Congratulations Roxie Dobson On Your Retirement!

Pictured here is Roxie Dobson in command of all her firefighters. Roxie has recently retired from Durham Fire, with countless years of dedicated service. We wish her well in her retirement!

Durham Fire & Rescue is always looking for more members to join our ranks of firefighters, EMTs, engineers, and support members. No experience necessary; we will train you! Reach out to us by phone or email; we need you!

Phone: 207-353-2473

Email: [chief@durhammaine.gov](mailto:chief@durhammaine.gov)





### Union Church Committee Members Present Report to the Select Board

The Union Church Committee presented their report to the Select Board on December 12, 2023. Thank you to all the committee members for a job well done! To view the report, click the link below:

[Union Church Committee Report](#)

### Want to make a difference in your local government . . .

Our town boards and committees meet often to make recommendations for our community. The Town Calendar lists the dates and times for each meeting and they are open to the public. If interested in becoming a member, please fill out an appointment application today!



[Town Calendar](#)

[Appointment Application](#)

3	8	6	2	1	5	4	7	9	3
8	7	5	1	3	9	6	2	4	8
9	6	3	4	2	7	8	5	1	9
9	5	7	3	6	4	2	1	8	9
2	4	9	8	7	1	3	6	5	2
4	1	2	6	5	8	9	3	7	4
5	2	1	9	8	6	7	4	3	5
1	3	4	7	9	2	5	8	6	1
7	9	8	5	4	3	1	9	2	7

Sudoku Answer Key

## From the Codes Officer

### PERMIT REQUIRED IF YOU DO ANY OF THE FOLLOWING:

- Building new structures over 200 square feet.
- New plumbing work.
- Added plumbing fixtures, or work on water shutoffs or any drain portion past the trap line.
- All electrical work.
- Driveway, entrance, or approach within the limits of the Right-of-Way for any Town of Durham public road or private road requires a permit issued by the Town of Durham from the Durham ROAD COMMISSIONER.
- All work related to a septic system other than periodic pumping of the tank or cleaning of the tank filters.

### No permit required:

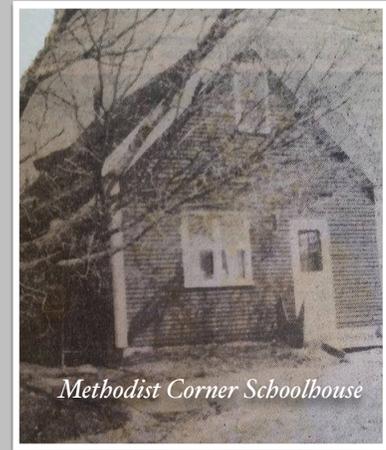
- Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
- Replacement windows, not requiring reframing.
- The replacement of plumbing fixtures and faucets.
- One-story detached accessory structures that are used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
- Fences not over six feet high.
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall.
- Swings and other playground equipment.
- Decks that do not exceed 200 square feet in area, that are not more than 30 inches above grade at any point within 36 inches of the deck, are not attached to the dwelling and do not serve as the exit door to the structure as defined in Section R507 of the IRC Codes.
- Replacing asphalt, metal roofing, or like roofing repair.
- Replacing vinyl siding, clapboards, or other like siding.

For more information, visit the [Code Enforcement Officer Page](#).

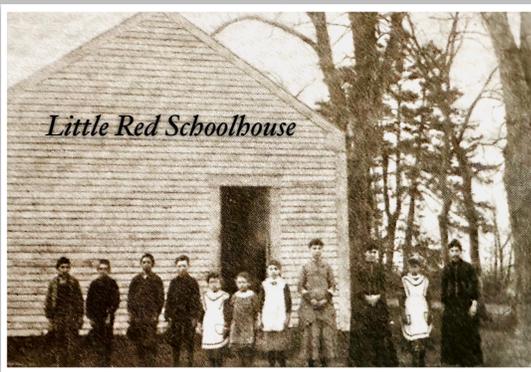
## History of Durham

### Did you know . . .

Durham had many one-room school houses back in the day. In fact, they had over 13. This does not include Shiloh's five private school houses. Bliss, Brickyard, Cedar Pond, Crossman Corner, Methodist Corner, Osgood, Parker, Plummer Mill, Rice, River, Soper, South Durham, and South West Bend, were the names of the schoolhouses located throughout Durham. They would house children from grades 1 through 8. Most of the schools only had 1 teacher to teach all grades that attended. Prior to there being any school houses in Durham, children were taught at the Bagley House, now known as the Bagley Bliss Inn.



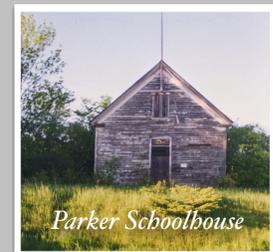
*Methodist Corner Schoolhouse*



*Little Red Schoolhouse*

In the fall of 1849, Charles C. Cobb opened Durham's first High School, "Little Red Schoolhouse" also known as the River School House. It was the only building available at the time, and was severely dilapidated. The students didn't let the conditions stray them from their dedication to education. They were taught higher mathematics, Greek, and Latin to prepare them for College. In August of 1903, the 54th anniversary of the first graduating class was held at the Friends Meeting House.

Education in Durham has come a long way. Back in 1937, the Town was educating 184 elementary students in eight of the still standing one-room school houses. Students would travel to school either on foot, horse-drawn wagons, and even milk trucks. The average teacher was paid \$14 a week or \$462 per year.



*Parker Schoolhouse*

In the early 1960's, Durham residents found themselves touring the newest and proudest addition to their school system, a four-classroom complex (no-longer standing). The new facility was a far cry from the old one-room school houses that the town had closed and abandoned over the years. Many residents of the town remember attending these old school houses. Today, several of the old buildings have become private residences. The South West Bend, West Methodist and Cedar Pond Schools



*Durham Elementary School*

are some of the old school houses that have been converted into homes. Today, students attend the much larger, Durham Community School, which opened in August 2010.



*Durham Community School*

*Photos courtesy of the Durham Historical Society*