



Town Of Durham

Planning Board Minutes

Fire Station Meeting Room, 6:30 pm

November 6, 2024

1. Roll Call & Determination of a Quorum

In attendance: John Talbot (Chair), Allan Purinton, Brian Lanoie, Marc Derr and George Thebarge (Town Planner).

2. Pledge of Allegiance

3. Amendments to the Agenda: None

4. Acceptance of Meeting Minutes (October 2, 2024)

Allan Purinton motioned to accept the meeting minutes for October 2nd. **Marc Derr seconded; motion carried 4 – 0.**

5. Informational Exchange on Non-Agenda Items:

- a) Town officials: None
- b) Residents: Heather Roy
Ms. Roy asked for confirmation that emails sent to the Planning Board address on the Town website go to all Board members. She also requested that the Board consider the potential for changes in ownership when granting conditional use permits.
- c) Non-Residents: None

6. Continuing Business:

a.) Completeness Review of Preliminary Plan Application for Proposed Phase 2 of Bowie Hill Subdivision, Map 10, Lot 3

Allan Purinton motioned that the Planning Board considers the preliminary plan application for Phase 2 to be complete. **Brian Lanoie seconded. Motion carried 4 – 0.**

7. New Business:

a.) Substantive Review of Preliminary Plan Application for Proposed Phase 2 of Bowie Hill Subdivision, Map 10, Lot 3

George Thebarge summarized the notes on the preliminary plan application for Phase 2 of the subdivision.

Alan Purinton questioned the status of the homeowner association for Phase 1.

George Thebarge advised the applicant to check the current template for declarations on the Town website. The requirements have changed since Phase 1 was approved.

The Board members discussed solid waste hauling and the plan for pick up of containers in the subdivision.

John Talbot questioned the sight distances on the proposed driveway for the lot on Bowie Hill Road and how that driveway aligned with those of the opposite side of the road. The Board discussed permit requirements for driveways.

The Planning Board will hold a public hearing on the preliminary subdivision application at the December 4 meeting.

8. Other Business

- a.) Planning Board Discussion of Battery Energy Storage Systems (Public comment will not be taken)**
- b.) Planning Board Discussion of Resource Protection District Update (Public comment will not be taken)**

The Planning Board will be conducting a public information meeting on the draft moratorium ordinance on Battery Energy Storage systems and the amendments for Resource Protection on November 13.

A special Town Meeting is scheduled for November 19th to vote on the proposed BESS moratorium.

Alan Purinton motioned to adjourn. Marc Derr seconded; motion carried 4 – 0.

The meeting adjourned at 8:30 pm.