



# Town Of Durham

## Planning Board Minutes

Fire Station Meeting Room, 6:30 pm

June 3, 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, Sunny Du, Daryn Levesque (Alternate), and George Thebarg (Town Planner).

### 2. Pledge of Allegiance

### 3. Amendments to the Agenda:

Juliet Caplinger requested that the Board add a discussion of the Gorrill Palmer third-party peer review process before New Business because the process would relate to later discussion of the Greystone Ridge request.

**Motion made by Juliet Caplinger:** To amend the agenda to add a discussion of the third-party peer review process before New Business.

**Motion seconded by Brian Stickney:** Votes to approve: 5-0

### 4. Acceptance of Meeting Minutes (May 6 & May 20, 2026)

Daryn Levesque noted that his attendance at the May 20, 2026 public hearing was not shown in the draft minutes. Brian Lanoie also requested a clarification to the May 6, 2026 minutes regarding the discussion of the Ripley (Jaiden) Gravel Pit application, to state that the applicant had no knowledge of what violations had or had not been rectified to date.

**Motion made by Allan Purinton:** To accept the May 6, 2026 and May 20, 2026 minutes as amended.

**Motion seconded by Juliet Caplinger:** Votes to approve: 5-0

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

#### a. Town officials:

The Town Planner provided his monthly report in the packet and offered to answer questions. Allan Purinton thanked the Town Planner for the thoroughness of the report.

#### b. Residents:

Tyler Hutchinson of 1012 Hallowell Road read a prepared statement regarding the Ripley (Jaiden) Gravel Pit. He expressed concern about the May 7 stop-work order, the May 21 revision allowing removal of stockpiled material until June 4, continued truck traffic, alleged

non-compliance with ordinance requirements, and the effect of the enforcement process on future Planning Board review.

Kimberly Post of 274 Rabbit Road read a prepared statement expressing concern that approving an after-the-fact gravel pit expansion with an incomplete application could set a precedent that larger operators may violate requirements first and seek approval later. She emphasized concerns about wells, aquifers, streams, wetlands, slopes, boundaries, and fairness to residents and small businesses that follow the permitting process.

Michelle Keith of 24 Christmas Tree Trail stated that her property abuts the Ripley (Jaiden) Gravel Pit and asked about the consent agreement and whether it would address reforestation or other corrective action near the property line. The Town Planner explained that the enforcement process and the Planning Board conditional use review process are separate legal processes, and that the Town Attorney would be present when the application returns for continued conditional use review.

Phil Lapierre asked questions about the history of gravel pit regulation in Durham, the role of the Comprehensive Plan, whether the use fits within the Rural Residential and Agricultural District, and the potential long-term impacts of gravel and ledge extraction on quality of life in the neighborhood. The Board and Town Planner explained that the Ripley (Jaiden) Gravel Pit application was not on the agenda and that questions could be submitted by email.

Jessica Harrigan of 245 Rabbit Road expressed concern about the condition of her well, including sediment, pump replacement, water heater replacement, installation of a filter, foundation cracks, and the need for strong enforcement of setbacks and groundwater protections.

The Board and Town Planner clarified the conditional use review sequence, including completeness review, possible public hearing, and a later decision to approve, deny, or approve with conditions.

Greg Martens of 261 Rabbit Road asked about the enforcement process after June 4 and was advised to document any suspected violations and contact the Code Enforcement Officer.

Rebecca Harrigan of 245 Rabbit Road asked when residents would be able to receive answers to their questions, and the Board noted that future public meetings and agendas would be posted when the matter returns.

**c. Non-Residents:**

None.

**6. Continuing Business: None**

**7. Added Item: Planning Board Discussion of Third-Party Peer Review Process**

Juliet Caplinger asked whether the Board would receive the comments from the third-party reviewer and the applicant's responses before final review of applications.

Town Planner George Theborge explained that Gorrill Palmer typically reviews project plans, provides comments to the applicant, and allows the applicant to respond and revise the plans before preparing a final report for the Planning Board. The final application packet would include the peer review report and applicant responses, rather than every informal email exchange during the technical review process.

Board members discussed the importance of receiving the final peer review report before final plan review while also allowing the technical review process to resolve issues before the application returns to the Board. Chairman Lanoie asked the Town Planner to prepare a summary of the third-party peer review process for future discussion.

## 8. **New Business:**

### **a. Request for Amendment of the Greystone Ridge Preliminary Subdivision Approval to Extend the Deadline for Final Plan Filing, Map 2 Lots 35 & 42.**

Chairman Lanoie announced that public comment would not be taken on the Greystone Ridge request.

Matt Pelletier of Terradyn Consultants appeared for Greystone Ridge, LLC and requested an extension of the preliminary subdivision approval for the Greystone Ridge Cluster Subdivision pursuant to Section 6.8.A of the Land Use Ordinance. He explained that the request was due to Maine DEP permitting timeframes and plan changes resulting from third-party review and additional environmental field review.

Mr. Pelletier stated that, after the Board and peer reviewer requested further review of the resource area near the beginning of the proposed subdivision road, Basswood Environmental identified additional wetlands and a stream near the original road alignment. The applicant redesigned approximately the first 600 feet of road to follow the existing Blue Jay Way alignment to avoid additional wetland and stream impacts, reduce impacts near the abutting home and wells, and avoid additional permitting complications.

Mr. Pelletier explained that the revised road alignment increased the roadway length from approximately 2,455 feet to 2,570 feet. He stated that stormwater design, utilities, road grading, and the fire pond design had been updated, while the subdivision layout beyond the revised entrance road section remained largely unchanged. He also stated that the updated net residential density and open space calculations continued to support the proposed 13 lots and more than 50% open space.

Mr. Pelletier reported that the updated design had been submitted to MaineDOT, the U.S. Army Corps of Engineers, Maine DEP, and Gorrill Palmer. He said MaineDOT had indicated that the entrance permit would be issued, the Army Corps review was expected within several weeks, Maine DEP review remained difficult to predict, and Gorrill Palmer had provided additional comments on the revised front section of road that the applicant intended to address.

Allan Purinton asked whether abutters had been involved in the change to the road alignment. Mr. Pelletier stated that the applicant had been or would be communicating with the abutter's attorney. Board members encouraged communication with abutters as the design changes move forward.

Juliet Caplinger asked questions about the updated net residential area, density, wetlands, open water, and removal calculations. Mr. Pelletier explained that the new wetlands and stream area increased the removal area slightly, but the project still supported 13 lots. He explained that the missed wetland area resulted from early reliance on GIS parcel boundaries before the boundary survey was completed, which made the area appear to be off-site during the original delineation.

Juliet Caplinger asked whether other wetland areas had been missed, whether the updated wetland report would be provided with the final application, whether vernal pool information would be updated, and whether Maine Department of Inland Fisheries and Wildlife should receive updated information. Mr. Pelletier stated that the updated wetland report and Gorrill Palmer comments and responses would be provided with the final application, that he would check with the wetland scientist regarding vernal pool documentation, and that he would check whether IF&W should receive updated information.

Brian Stickney asked whether Gorrill Palmer had identified any significant issues with the revised plans. Mr. Pelletier stated that the comments were minor and did not require changes to the subdivision orientation, number of lots, or overall design. Board members discussed DEP timing, the usefulness of flexibility given agency review delays, and the benefits of the revised alignment, including one less curb cut and less impact near the abutter.

The Town Planner summarized draft findings of fact and draft conditions of approval supporting the extension request under Section 6.8.A. The findings included a timely written request, causes for delay, documented progress toward final plan filing, additional field review, redesigned entrance road, engineering revisions, fire pond incorporation, agency and peer review progress, updated cluster calculations, and substantial consistency with the approved preliminary plan. The Board discussed amendments to the draft conditions and agreed that only conditions #4 and #6 needed changes: condition #4 to add Maine Department of Inland Fisheries and Wildlife, and condition #6 to add vernal pool language.

**Motion made by Juliet Caplinger:** To grant the applicant's request for an extension of the January 14, 2026 preliminary subdivision approval for the Greystone Ridge Cluster Subdivision pursuant to Section 6.8.A of the Durham Land Use Ordinance based on the findings that the applicant provided a timely written request, identified causes for delay, and documented progress toward filing the final plan application, including revised road alignment, agency permit submissions, continued peer review, and related engineering revisions; to grant the extension through January 14, 2027; and to make the extension subject to the conditions of approval stated in the updated Notice of Decision, including the amendments to conditions #4 and #6 discussed by the Board.

**Motion seconded by Allan Purinton:** Votes to approve: 5-0

## 9. Other Business:

### a. Planning Board Discussion of Representation on Interim Economic Development Committee

The Town Planner summarized the status of the proposed Agriculture and Energy District study and the possible creation of an Interim Economic Development Committee to provide oversight, coordination, and advocacy during the study process. He explained that the final committee

structure had not yet been determined, but could include a Planning Board representative and alternate for Select Board consideration.

Board members discussed the value of Planning Board participation so that land use, zoning, environmental, infrastructure, and development review issues can be identified early in the study process. Juliet Caplinger expressed interest in serving on the committee and noted her background in energy, including solar and storage. Brian Lanoie offered to serve as alternate.

**Motion made by Allan Purinton:** To recommend Juliet Caplinger as the Planning Board representative and Brian Lanoie as alternate for Select Board consideration for the Interim Economic Development Committee.

**Motion seconded by Brian Stickney:** Votes to approve: 5-0

The Board noted that the representative should report back to the Planning Board and receive input from the Board as the study proceeds.

## 10. Adjournment

**Motion made by Brian Stickney:** To adjourn the meeting.

**Motion seconded by Juliet Caplinger:** Motion carried: 5-0. Meeting adjourned at 8:00 p.m.