

**GREENLAND PLANNING BOARD  
PUBLIC HEARING MINUTES**

**THURSDAY, December 18, 2008**

**Members Present:** Vice Chair Deborah Beck, Bill Bilodeau, Rich Winsor, Selectmen's Rep. Bruce Dearborn and Ken Fernald, Alternate

**Members Absent:** Chair John McDevitt, Stu Gerome and Aidan Moore

**Staff:** Dylan Smith, Circuit Rider and Amy Leonard, Secretary

**Agenda**

Vice Chair Beck opened the meeting at 7:00 P.M. and asked for a roll call of the attending Board Members (see listed above). She announced that a quorum was present and the hearing was being recorded.

**1. Public Hearing regarding the proposed definition changes to Affordable and Workforce Housing (attachment 1)**

Vice Chair Beck stated the purpose of this public hearing was to take comments from the public regarding the proposed definition changes to Affordable and Workforce Housing. Ms. Beck asked Mr. Smith to remind the Board what the purpose was to add both of these definitions in the ordinances. Mr. Smith stated it was strictly to adhere with the new State law regarding Workforce Housing (RSA 674 as amended). Ms. Beck did not think it was necessary to add them if the definitions were the same as the RSA definitions. Mr. Smith responded they didn't have to add them, but strongly recommended it. Mr. Winsor suggested just adding in Affordable, per RSA 674 as amended and Workforce Housing, per RSA 674 as amended without putting in the actual definition. He thought this would also cover future amendments made by legislation. The rest of the Board agreed.

Ms. Beck opened the hearing for public comments. Mr. Wally Berg was present and stated he too thought it was a good idea. Hearing no other comments, the hearing was closed and the following motion was made:

**Motion 1: Ken Fernald moved to include in the definition section of the zoning ordinances the words Affordable and Workforce Housing, and only put "per RSA 674 as amended" where the definitions would normally go, and forward this change to the Town Meeting ballot. Bill Bilodeau seconded the motion. All were in favor. MOTION CARRIED.**

**2. Public Hearing regarding adding "In accordance with Section 3.7.14" to the Licensed Daycare Facilities in the Table of Uses under Institutional Use and remove Licensed Family Daycare from the Residential Use table (attachment 1)**

Vice Chair Beck stated the purpose of this public hearing was to take comments from the public regarding adding "In accordance with Section 3.7.14" to the Licensed Daycare Facilities in the Table of Uses under Institutional Use and remove Licensed Family Daycare from the Residential Use table.

Ms. Beck opened the hearing for public comment. Hearing none, the hearing was closed and the following motions were made:

**Motion 2: Rich Winsor moved to add "In accordance with Section 3.7.14" to the Licensed Daycare Facilities in the Table of Uses under Institutional Use and forward this change to the Town Meeting ballot. Ken Fernald seconded the motion. All were in favor. MOTION CARRIED.**

**Motion 3: Rich Winsor moved to remove Licensed Family Daycare from the Residential Use table and forward this change to the Town Meeting ballot. Bill Bilodeau seconded the motion. All were in favor. MOTION CARRIED.**

### **3. Public Hearing regarding removing Section 15.4-Fireworks (attachment 1)**

Vice Chair Beck stated the purpose of this public hearing was to take comments from the public regarding removing Section 15.4-Fireworks from Chapter XV of the zoning ordinances.

Ms. Beck opened the hearing for public comment. Hearing none, the hearing was closed and the following motion was made:

**Motion 4: Rich Winsor moved to remove Section 15.4-Fireworks from Chapter XV of the zoning ordinances and forward this change to the Town Meeting ballot. Bill Bilodeau seconded the motion. There was a vote of 4 for and 1 against (D. Beck). MOTION CARRIED.**

### **4. Public Hearing regarding removing Section 18.9.3-Planning Board waivers (attachment 1)**

Vice Chair Beck stated the purpose of this public hearing was to take comments from the public regarding removing Section 18.9.3-Planning Board waivers from Chapter XVIII of the zoning ordinances.

Ms. Beck opened the hearing for public comment. Hearing none, the hearing was closed and the following motion was made:

**Motion 5: Rich Winsor moved to remove Section 18.9.3-Planning Board waivers from Chapter XVIII of the zoning ordinances and forward this change to the Town Meeting ballot. Ken Fernald seconded the motion. All were in favor. MOTION CARRIED.**

### **5. Any other business that may legally come before the Board**

1) Wally Berg, Conservation Commission member, approached the Board to explain and show them a new map he would like to add to the Town's map exhibits (attachment 2). He showed three separate maps (which would actually be one map with overlays) that would graphically display locations of infrastructure items, historical features, NRI (Natural Resource Inventory) items and habitat/species information. He indicated this would be the first map of its kind in the State. Mr. Berg noted the final part of the map that he would like to see completed is the inclusion of all current use properties in Town. He felt it would be helpful for conservation purposes. Mr. Berg stated there is only \$300 left in the Conservation Commission budget, but an additional \$400 is needed in order for the map to be completed. He requested \$400 from the Planning Board's budget for this purpose. Ms. Beck did not feel it was

necessary to include the current use properties. After the presentation, the Board found that although there was value to having this sort of map, they did not feel adding in the current use properties was necessary enough to spend an additional \$400. The following motion was made:

**Motion 6: Ken Fernald moved to give Mr. Berg, on behalf of the Conservation Commission, \$400 from the Planning Board's budget to finish the discussed map. Bruce Dearborn seconded the motion. There was a vote of 2 for and 3 against (D. Beck, R. Winsor, B. Bilodeau). MOTION FAILED.**

2) The Board reviewed the revisions made by Mr. Fernald to the proposed Blasting ordinance (attachment 3). Mr. Fernald stated the reason for this ordinance is because the State does not have legislature regarding blasting, they only regulate explosives. He informed the Board that DES is currently working on a document regarding blasting in the Aquifer Protection District. The Board proceeded to review the changes made, which were to: Sections 15.5.2-I, 15.5.19-D (still needs to add "D" in third line after "15.5.2, C and"), 15.5.10 (the letter L needs to be added to the word blasting and 15.5.11 (remove the word "of" after fee). Mr. Fernald stated he would discuss Section 15.5.2-B with Town Attorney to find the appropriate wording. After the discussion, the following motion was made:

**Motion 7: Rich Winsor moved the Blasting ordinance, as amended tonight, to a public hearing to be held on January 15, 2009 and send the document to Town Attorney for review. Bill Bilodeau seconded the motion. All were in favor. MOTION CARRIED.**

3) Mr. Smith submitted amendments made to the proposed Article 27: Small Wind Energy Systems ordinance (attachment 4), based on the final version of HB 310 (attachment 5). He stated the Board needs to rescind the original document they had previously approved and forwarded to Town ballot, and hold another public hearing for the revised document. With that said, the following, the following motion was made:

**Motion 8: Rich Winsor moved to rescind and amend the original Article 27: Small Wind Energy Systems ordinance and forward the revised document to a public hearing to be held on January 15, 2009, for the purpose of keeping within the same standards, per HB 310 final version. Bill Bilodeau seconded the motion. All were in favor. MOTION CARRIED.**

Having no other business to discuss, the following motion was made:

**Motion 9: Ken Fernald moved to adjourn the meeting at 8:15 P.M. and Rich Winsor seconded the motion. All were in favor. MOTION CARRIED.**

Recorded, transcribed and typed by:  
Amy Leonard, Secretary, Planning Board

Attachments:

1. Full text of Public Hearing definition & zoning changes
2. Presentation by Wally Berg, re: Infrastructure, Historical & NRI Features map
3. Blasting ordinance
4. Amendments to Article 27
5. Final version of HB 310
6. Agenda, dated 12/18/08

Approved by the Greenland Planning Board on January 8, 2009.