

**GREENLAND PLANNING BOARD
PUBLIC HEARING MINUTES**

THURSDAY, October 1, 2009

Members Present: Chair John McDevitt, Vice Chair Bill Bilodeau (arrived at 7:06 P.M.), Deborah Beck (arrived at 7:06 P.M.), Stu Gerome, Selectmen's Rep. Paul Sanderson and Alternate Patrick Crimmins

Member Absent: Aidan Moore and Rich Winsor

Staff: Robert Cushman, Building Inspector, Dylan Smith, Circuit Rider and Amy Leonard, Secretary

Agenda

Chair McDevitt opened the meeting at 7:05 P.M. and asked for a roll call of the attending Board members (see listed above). He announced that a quorum was present and the meeting was being recorded.

PUBLIC MEETING

1. Building Inspector, re: zoning changes

Robert Cushman, Building Inspector, approached the Board and submitted his proposed zoning changes (attachment 1). The submittal referenced current situations and his proposed solutions. The proposals included: a more pronounced location in the ordinances for condominium subdivision requirements, Review Article IV, 4.3, Explanatory notes #5, definition updates for agriculture, abandoned and non conforming uses and a few administrative corrections in the Table of Uses. The Board agreed the changes to the Table of Uses regarding Home Occupation and Manufactured Housing were indeed administrative and could be updated immediately. Mr. Cushman indicated there are new enforcement updates to RSA 270 (HB86), but he would wait for future references before implementing any changes. Mr. Sanderson agreed to work with Mr. Cushman on drafting the appropriate changes to condominiums.

Mr. Cushman also updated the Board on the Barrett Farm subdivision roadway. He indicated the developer has requested a waiver from showing the cross section and road ditch lines on the as-built plans as is required. He stated the Town Engineer reviewed this request and had no objections with the waiver. Mr. Cushman asked the Board what they wanted to do; agree with Town Engineer, or have the developer come before the Board and explain his reasoning. After the discussion, the Board agreed that the developer would need to come before them during a public hearing and notice all the abutters, or comply and include these required items on the as-built plans.

2. Update on Informational Community Workshop

Ms. Beck updated the Board on the first Steering Committee meeting held on September 30th regarding the December 5th Informational Community Workshop. She stated there were a lot of questions from the public, but overall, a very positive outcome. She stated a committee was formed and noted the secretary could get the list of the members and

facilitators from Michele Gagne, UNH Cooperative Extension. The next Steering Committee meeting will be held on October 21st. Mr. Smith also stated it was a very positive and productive meeting and submitted a draft agenda for the December 5th meeting.

3. Legislative updates

Mr. Sanderson informed the Board of the legislative updates and submitted the 2009 Final Legislative Bulletin (attachment 2). He directed the Board to page 15, Planning and Zoning changes, in the bulletin and explained how these changes will affect their Board and application considerations. He also pointed out and explained another change on page 21, Outdoor Lighting, which applies to Planning Board considerations.

Mr. Sanderson informed the Board of three good training sessions they may want to consider taking: Constitutional Issues in Land Use Regulations, The 5 Variance Criteria in the 21st Century and What Do You Do When They Stop Building. He noted the sessions this year will be held in Exeter, during the month of October.

Ms. Beck left the meeting at 8:35 P.M.

4. Discuss 2010 budget

The Board briefly discussed the 2010 budget. Mr. Sanderson stated the Selectmen are asking that all departments keep their budgets as low as possible to try and avoid a tax rate increase. Mr. McDevitt stated he would work with the Town Administrator on it.

5. Review and approve minutes from September 3rd & 17th

The Board decided to defer review and approval of the September 3rd and 17th meeting minutes until their next meeting.

6. Any other business that may legally come before the Board

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

Motion 1: Stu Gerone moved to adjourn the meeting at 9:05 P.M. and Patrick Crimmins seconded the motion. All were in favor. MOTION CARRIED.

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

Attachments:

1. Building Inspector's proposed zoning changes for 2010
2. 2009 Final Legislative Bulletin
3. Agenda, dated 10/1/09

Approved by the Greenland Planning Board on October 15, 2009.