

**GREENLAND PLANNING BOARD
PUBLIC HEARING MINUTES**

THURSDAY, January 21, 2010

Members Present: Chair John McDevitt, Deborah Beck, Stu Gerome, Rich Winsor and Aidan Moore

Member Absent: Vice Chair Bill Bilodeau and Selectmen's Rep. Paul Sanderson

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

Agenda

Chair McDevitt opened the meeting at 7:01 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 HEARING

1. Continuation of Public Hearing for Site Plan Review, for a change of business use, with a second floor residential apartment in the commercial zone; 445 Portsmouth Avenue, (Map U4, Lot 27) [Owner/Applicant: 445 Portsmouth Ave., LLC - Gary Bourassa].

Chair McDevitt reminded the Board that this application had been continued until the February 2010 regular meeting.

2. Acceptance of Application/Public Hearing for a minor subdivision; 1039 Portsmouth Avenue, (Map R10, Lot 31) [Owner: Deborah Beck & Brian Beck / Applicant: Deborah Beck].

Ms. Beck, applicant, submitted a written request (attachment 1) to continue the acceptance of this application until the May 2010 regular meeting. With that said, the following motion was made:

Motion 1: Stu Gerome moved to approve the request to continue the acceptance of application for 1039 Portsmouth Avenue until the May 20th meeting. Rich Winsor seconded the motion. There was a vote of 4 in favor and 1 abstained (D. Beck). MOTION CARRIED.

3. Public Hearing for the proposed definition of "Demolition"

Mr. McDevitt stated the motion he had made at the last meeting regarding the demolition definition included (the last two words of the definition) "demolition permit." He indicated that when reading the minutes to that meeting, he noticed the words read "building permit." After speaking to the secretary, who informed him that there is no separate "demolition" permit, he asked her to seek the opinion of Town Attorney to see if it would be considered an administrative change to remove the word "demolition" and/or "building" prior to the word "permit". Town Attorney agreed it would be administrative and no further public hearing would be needed.

The proposed demolition definition will now read as follows (attachment 2): "The razing, pulling-down or removing entirely or in part, any or all sections of a building. Demolition involved with an active building permit will not require a separate permit."

Chair McDevitt opened the hearing for public comments. Hearing none, the hearing was closed and the following motion was made:

Motion 2: Deb Beck moved to accept the proposed demolition definition, as administratively amended and forward it to the Town Meeting ballot. Aidan Moore seconded the motion. All were in favor. MOTION CARRIED.

4. Public Hearing to amend Building Regulations, Section 1.A-1. This section describes when a building permit is required in the Town of Greenland

The proposed amendment to Building Regulations, Section 1, A-1 reads as follows: "No building or condominium construction shall be started, moved onto a particular lot, altered, changed in its existing use, or shall be put to any use different from that on the day of enactment of this Ordinance, except in accordance with Section 2, D of these regulations. All permits shall expire one year from the date of issuance unless extended, in writing prior to the expiration date, for good cause shown."

The Board also reviewed a memo from Mr. Cushman, regarding an editorial change suggested by Town Attorney to the second paragraph, Section 2 A of the Building Regulations. Section 2 A, will now read as follows: "The Building Inspector shall have the right to request any or all building construction documents to be prepared or certified by a registered design professional as the complexities of specific projects dictate."

Chair McDevitt opened the hearing for public comments. Hearing none, the hearing was closed and the following motion was made:

Motion 3: Rich Winsor moved to accept the above-mentioned amendments and forward them to the Town Meeting ballot. Aidan Moore seconded the motion. All were in favor. MOTION CARRIED.

5. C.I.P. review

Mr. Moore presented the 2010-2019 Capital Improvement Plan (C.I.P.) (attachment 4) for the Board to review. He proceeded to review the entire document. Mr. Moore stated the C.I.P. is a tool that should be used to project future growth costs within the Town. He indicated this C.I.P. is consistent with previous years, but feels it is not being processed/used properly or to the best advantage. He suggested that the Board get together with all the Town Department Heads and explain how the process works. After the review and discussion, the Board agreed to forward the document to the Selectmen for presentation to the Budget Committee. Due to the concerns that the C.I.P. process could be improved, the Board recommended forming a C.I.P. committee, after Town Meeting, which would include members from the Planning Board, Selectmen and Budget Committee. The Board commended Mr. Moore for a job well done and suggested he be the point man for the C.I.P. committee.

Stephen Gerrato, Budget Committee member, updated the Board with the 2010 budget requests from the different Town departments.

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

The Board discussed the upcoming workshop meeting's agenda and asked that the Route 33 rezoning discussion be placed on the agenda.

Mr. Smith informed the Board that he met with a prospective applicant who was inquiring on a possible subdivision on a 16.5-acre lot that is for sale on Post Road.

The Board reviewed a complaint letter (attachment 5) from the Sanderson Road residents. The letter references their concerns about unacceptable noise, amount of lights and excess water on their properties, which they feel was created by the Packard Mall developers. Mr. Gerome stated he spoke to Mr. Cushman about these concerns and Mr. Cushman told him that he has been over to Sanderson Road and although the lights are visible, there is no illumination spilling onto the properties. He also noted there is a culvert that is going to be cleaned/maintained this year by the Town, but it has nothing to do with the Packard development. The Board concluded that Mr. Cushman is addressing the resident's concerns and asked that he come into a future meeting to report on the status.

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

Motion 4: Deborah Beck moved to adjourn the meeting at 8:05 P.M. and Stu Gerome seconded the motion. All were in favor. MOTION CARRIED.

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

Attachments:

1. Continuation request, re: 1039 Portsmouth Avenue
2. Full Text of 2010 definition & zoning changes
3. Memo from Bob Cushman, re: editorial change to proposed change to Building Regulations, Section 2 A
4. 2010 - 2019 C.I.P.
5. Complaint letter from Sanderson Road residents
6. Agenda, dated 1/21/10

Approved by the Greenland Planning Board on February 4, 2010.