

**GREENLAND PLANNING BOARD
PUBLIC HEARING MINUTES**

THURSDAY, February 4, 2010

Members Present: Chair John McDevitt, Deborah Beck, Stu Gerome, Rich Winsor, Selectmen's Rep. Paul Sanderson and Alternate Patrick Crimmins

Members Absent: Vice Chair Bill Bilodeau and Aidan Moore

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

Agenda

Chair McDevitt opened the meeting at 7:00 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 hearing was being recorded.

1. Bob Cushman, Building Inspector, re: Abutter notice to Rye Planning Board meeting

Mr. Cushman approached the Board to inform them that the Town received an abutter's notice (attachment 1) regarding a proposed development on land in Rye, which abuts Greenland property. He stated the Town has been invited to attend the Rye Planning Board meeting, regarding this proposed development, which is scheduled for February 9, 2010. Mr. Cushman explained that the proposed 56-room assisted living facility may have an impact to the area. He suggested that members of the Board, and perhaps the Select Board, attend the Rye Planning Board meeting. Mr. Cushman further suggested the Town monitor the meeting for possible access to the Greenland property through Rye and future area land use. He noted there are Superfund and Brownfield designated lands in the neighborhood. Mr. Sanderson stated he would attend the meeting on behalf of the Town. Mr. McDevitt stated he would try to go as well. Mr. Crimmins will also be present, as he is the engineer that drew the plans for the proposed project. The Board agreed to wait to see what transpires at the Rye meeting before seeking any federal funding for developing the Greenland site.

2. Discuss rezoning the Eastern side of Rte. 33, from the intersection of Rte. 151 to the Portsmouth city line

Mr. Smith submitted an outline (attachment 2) of various uses that are currently found in the Town's permitted use table to help in the discussion of the proposed zoning changes to Rte. 33. He recapped that the Board discussed changing the Industrial District to the east side of I-95 along Ocean Road and rezoning the rest of the properties along Rte. 33, from the intersection of Rte. 151 to the Portsmouth city line, to the Commercial District, with the exception of the area surrounding Alden Avenue, which is still uncertain. He reminded the Board that they preferred rezoning the area based on parcel, rather than non-parcel based, as it currently is.

During the discussion, it became apparent that the Board was leaning towards exploring the new form-based zoning approach that other towns are using. Form-based codes do not use separation of uses as the organizing standard, but rather designating the appropriate form and scale of a development to match the character of its surrounding area. The Board discussed whether to allow such uses as restaurants and hotels in the industrial area, which are not currently permitted, but concluded to tailor each area according to scale rather than by individual use. Mr. Gerome felt their concern was not so much the use of the buildings, but rather the feel of the area and noted the appearance of the buildings should conform to what is around it. Ms. Beck felt form-based zoning was the correct avenue, but noted they should still allow the flexibility for interested developers and not impose restrictions that would make it unable for applicants to work with the Planning Board. The Board agreed that more large-scale operations and businesses should be located in the eastern section, from Rte 151 to the Portsmouth city line; with the scale of the businesses reducing as they come closer into the "town" area.

After the discussion, Mr. Smith stated he would start to research form-based code in the commercial and industrial areas; with the residential zone staying as it currently is. He further stated he would invite Julie from R.P.C. into the next meeting, on February 18th, to give a brief presentation on form-based code zoning.

3. Review and approve minutes from December 17th, January 7th & 21st

The Board reviewed the December 17, 2009 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

Motion 1: Stu Gerome moved to accept the December 17, 2009 minutes as submitted. Rich Winsor seconded the motion. There was a vote of 5 in favor and 1 abstained (J. McDevitt). MOTION CARRIED.

The Board reviewed the January 7, 2010 meeting minutes. There was one minor editorial correction suggested by Mr. Smith. After the review, the following motion was made:

Motion 2: Deborah Beck moved to accept the January 4, 2010 minutes as amended. Stu Gerome seconded the motion. There was a vote of 4 in favor and 2 abstained (R. Winsor & P. Crimmins). MOTION CARRIED.

The Board reviewed the January 21, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

Motion 3: Rich Winsor moved to accept the January 21, 2010 minutes as submitted. Stu Gerome seconded the motion. There was a vote of 4 in favor and 2 abstained (P. Sanderson & P. Crimmins). MOTION CARRIED.

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

The Board discussed the workshop meeting agenda for March 4, 2010. Chair McDevitt stated the Board received an email from Michele Gagne, UNH Coop. Extension, regarding the completed tallied surveys from the

Community Informational Workshop. The Board decided to put Ms. Gagne as the first item of business on the March 4th agenda. Chair McDevitt also announced that the second item of business at that meeting will be a presentation by Colin Lawson, regarding the Piscataqua Region Environmental Planning Assessment (PREPA) survey that was conducted across the greater Piscataqua watershed (all 52 towns) where the regional planning commissions conducted a detailed survey of all town rules and regulations pertaining to water quality. He stated the Conservation Commission will be present and the Selectmen and Zoning Board members were invited to attend as well. The Board asked that Mr. Lawson limit his presentation to 30 minutes.

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

Motion 4: Deb Beck moved to adjourn the meeting at 8:50 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. Abutter notice from the Town of Rye, re: 301 Lafayette Road
2. Use discussion, re: rezoning the east end of Rte. 33
3. Agenda, dated 2/4/10

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