

**GREENLAND PLANNING BOARD  
PUBLIC HEARING MINUTES**

**THURSDAY, February 18, 2010**

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

**Member Absent:** Vice Chair Bill Bilodeau and Aidan Moore

**Staff:** Dylan Smith, Circuit Rider 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 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 reviewed the application to date. He stated the Board had received a written request (attachment 1) to continue this public hearing until the March 2010 public hearing. He noted the applicant is still in the Zoning Board of Adjustment process. With that said, the following motion was made:

**Motion 1: Stu Gerome moved to approve the request to continue until the March 2010 public hearing. Rich Winsor seconded the motion. There was a vote of 4 in favor and 1 abstained (D. Beck). MOTION CARRIED.**

**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].**

Chair McDevitt reminded the Board that this application had been granted a continuation until the May 2010 public hearing.

**3. Julie LaBranche, RPC, re: Form-based code zoning presentation**

Mr. Smith stated Julie LaBranche, RPC, could not come to tonight's meeting, but would be available to come to the March 4<sup>th</sup> workshop meeting to speak to them about form-based code zoning.

Mr. Smith submitted an informational document regarding form-based codes (attachment 2) and asked the Board to review it before their next meeting. Mr. Sanderson noted Mr. Craig Wheeler, a resident from Town who is the Somersworth Economic Director, may have some good information about form-based codes as well and suggested he be invited into a future meeting.

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

The Board discussed the March 4<sup>th</sup> meeting agenda and asked Ms. Leonard to invite all other board members, as well as the candidates running for Town positions to this meeting. They felt it would be very informative for all to hear and participate in the presentation on the P.R.E.P. assessment and the form-based code zoning.

The Board noted receipt of a complimentary letter (attachment 3) regarding the new shopping center in Town.

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

**Motion 2: Rich Winsor moved to adjourn the meeting at 7:10 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: 445 Portsmouth Avenue
2. Form-based code document
3. Complimentary letter re: Packard Development
4. Agenda, dated 2/18/10

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