

**GREENLAND PLANNING BOARD
PUBLIC HEARING MINUTES**

THURSDAY, March 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 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. Michele Gagne, UNH Coop. Extension, re: Tallied survey results

Michele Gagne, UNH Coop. Extension, approached the Board to present the tallied results of the citizen survey that was sent out to gain feedback regarding the idea of changing the zoning in Greenland to define the boundaries of a downtown village district or area. Ms. Gagne introduced Thomas Neil, a UNH Coop. Extension intern who had put together and analyzed the results of the survey. He submitted a powerpoint overview of the results (attachment 1) to the Board and proceeded to review those results. After the presentation, Mr. Neil recommended the Board outline an actual plan of the zoning proposal to help the citizens better understand what the changes would entail, the cost, and what the benefits to the Town would be. The citizens could then decide if this is important to them and if this is what they really want to do. Mr. McDevitt asked what the Board could take from this survey as only 2.6% of the citizens responded. Ms. Gagne responded they should take the results and move forward, because even with the small response, it does give them guidance and information they can use.

Ms. Gagne stated a narrative report would be put on a CD and forwarded to them. The Board thanked Ms. Gagne and Mr. Neil for a great job done.

2. Colin Lawson, re: P.R.E.P. assessment presentation

Colin Lawson from the Piscataqua Region Estuaries Partnership (PREP) approached the Board to present the assessment results for the Winnicut Watershed project he was involved with (attachment 2). He also submitted the survey form (attachment 3) and a map of the Stream and Lake Shoreland Protection Buffer Gap Analysis (attachment 4) for the Board to review. Mr. Lawson stated the purpose of this assessment was to determine the environmental planning and regulations in all 52 towns in NH and ME that comprise the Great Bay and Hampton-Seabrook estuaries. This included the following: Help target assistance to municipalities in making improvements over the next 10 years, Identify gaps and inconsistencies and Inform regional planning efforts. Mr. Lawson explained the methodology used in the survey, which included:

Assessed each municipality based on review of current Master Plan, ordinances, and regulations, PREP and RPC staff interviewed town staff, planners and board members, PREP compiled information and analyzed results, Developed recommendations for consistent environmental protections across the watershed. He noted the objectives of this presentation are to: encourage collaboration between watershed towns including the Winnicut River Watershed Coalition (WRWC), improving water quality and protecting water quantity, reducing non-point source pollution, value of protecting wildlife and habitat connectivity. After the presentation, Mr. Lawson made the following recommendations: Participate in the Winnicut River Watershed Coalition, Adopt low impact development techniques, Adopt stand-alone stormwater ordinance, Adopt erosion and sediment control ordinance, Adopt increased wetland and Shoreland buffer and setback regulations, Identify where the prime wetlands are in town, Support land protection efforts to ensure the community's long term water quality and quantity.

After the presentation, there were general questions from the public regarding the overall project. Mr. Lawson suggested Derek Sowers, from PREP, Amanda Stone, from NROC and/or himself would all be good resources in the process of future implementation of protecting the Town's water resources. It was noted that this presentation is available to review on the Town website.

The Board thanked Mr. Lawson for the informative presentation.

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

Julie LaBranche, from RPC, approached the Board to discuss form-based code zoning and submitted a generalized zoning map of Greenland (attachment 6) for discussion purposes only (not the official zoning map). The Board had been forwarded a form-based code document (attachment 5) earlier in the week to prepare them for the discussion. Ms. LaBranche explained the history of how Stratham developed their form-based code ordinance, which is on their ballot for adoption this year. A design guide manual of this ordinance was also created and will be completed in about one month. She noted the manual could be used for guidance and will be available to any other town that is interested in developing a form-based code district. She stated the process took roughly 2 ½ years and is a voluntary ordinance. She stated a Technical Review Committee actually will review the plan for form compliance before the proposal goes to the Stratham Planning Board. This committee consists of the Town Planner, 2 Planning Board members and 2 residents who are appointed by the Selectmen.

Ms. LaBranche explained that form-based code zoning places a primary emphasis on building types, dimensions, parking location and façade features, and less emphasis on uses. Form-based codes are defined around districts, neighborhoods and corridors where conventional zoning districts may bear no relationship to the transportation framework or the larger area. It de-emphasizes density and use regulations in favor of rules for building forms. It recognizes that uses may change over time, but the building will endure. Form-based codes emphasize mixed uses and mix housing types to bring destinations into close proximity to housing and provide housing choices to meet many individuals' needs at different times in their lives. There is greater attention given to the streetscape and the design of the public realm, and the role of

individual buildings in shaping the public realm. Form-based codes recognize how critical these public spaces are to defining and creating a "place".

During the discussion, the Board asked various questions regarding how they can implement form-based code, recognizing that Greenland does not have the amount of space/property available that Stratham does. Ms. LaBranche stated she envisioned Greenland starting off with creating a form-based code in a "village" concept and concentrating only on that area, then move on to nodal developments in certain areas of Town. She suggested the Board figure out the districts and uses where they want to begin the process and then start drawing the vision. Ms. LaBranche stated RPC does have an 80/20 grant available for Transportation/Land Use development if the Board wanted to apply for it. The grant is due in May and would be available in July.

4. Review and approve minutes from February 4th & 18th

The Board reviewed the February 4, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

Motion 1: Paul Sanderson moved to accept the February 4, 2010 minutes as submitted. Rich Winsor seconded the motion. All were in favor.
MOTION CARRIED.

The Board reviewed the February 18, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

Motion 2: Deborah Beck moved to accept the February 18, 2010 minutes as submitted. Paul Sanderson seconded the motion. There was a vote of 4 in favor and 1 abstained (P. Crimmins). MOTION CARRIED.

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

The Board discussed the agenda of their upcoming meeting. Having no other business to discuss, the following motion was made:

Motion 3: Deb Beck moved to adjourn the meeting at 9:20 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. Tallied citizen survey results
2. PREP assessment presentation
3. PREP Assessment Form
4. Map of the Shoreland Protection Buffer Gap Analysis
5. Form-based code informational document
6. Generalized Greenland zoning map (not official zoning map)
7. Agenda, dated 3/4/10

Approved by the Greenland Planning Board on April 1, 2010.