

**GREENLAND PLANNING BOARD
PUBLIC HEARING MINUTES**

THURSDAY, May 6, 2010

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

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

Agenda

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

Julie LaBranche from RPC approached the Board to present a power-point (attachment 1) and continue the discussion on form-based code zoning. The power-point presentation explained that form-based code zoning provides predictable results in the built environment and a high-quality public realm by using physical form as the organizing principle for zoning and regulations, rather than the separation of uses. Form-based codes include the following elements: regulating plan, road and street standards, public spaces, building forms, annotation, administration, architectural, landscaping, signage and environmental standards. Ms. LaBranche stated they would need to develop an individual Master Plan to craft the form-based code and submitted a copy of Stratham's Master Plan (attachment 2) to review. She proceeded to explain the two-year process that it would take to develop this code (attachment 3). Ms. LaBranche suggested the first step the Board could work on is to look at the environmental features of the Town and map out where they wanted to implement this code. She also suggested they write a list of what they like, don't like, and what they like, but do not have for businesses/uses. Mr. Winsor felt the consensus of the Board was to work on the east end of Route 33. Ms. LaBranche indicated form-based code is not commonly implemented in a strictly commercial zone such as the area they wanted to work on.

After the discussion, the Board asked Mr. Smith to bring in to the next workshop meeting in June, blank maps of the Town so they could begin working on the east end of Route 33.

2. Continue discussion of Home Occupation ordinance revision

Mr. Cushman and Mr. Smith continued discussing changes to the Home Occupation ordinance they had drafted. The Board inquired why they needed to change it and asked what specific issues Mr. Cushman has had regarding home occupations. Mr. Cushman responded this change would help on issues with landscapers. Mr. Smith asked the Board to compare the changes with the existing ordinance and noted there are only minor changes. During the review, the Board felt the definition for Types I and II should be changed to allow a renter of a property to have a home

occupation, not only the owner of the residence. The Board weighed the pros and cons between keeping a Type II applicant in the Planning Board process or requiring them to go before the Zoning Board of Adjustment for a Special Exception. Mr. Gerome preferred the current methodology and felt it was more appropriate to keep it within the Planning Board. After a lengthy discussion, the consensus of the Board was to keep the current ordinance; with minor changes being made in regard to whoever resides on the property would be allowed to have a home occupation. Mr. Cushman and Mr. Smith stated they would make that change and submit it for the Board to review.

3. Review and approve minutes from April 1st & 15th

The Board reviewed the April 1, 2010 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 April 1, 2010 minutes as written. Paul Sanderson seconded the motion. There was a vote of 6 for and 1 abstained (D. Beck). MOTION CARRIED.

The Board reviewed the April 15, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

Motion 2: Deb Beck moved to accept the April 15, 2010 minutes as written. Dave Moore seconded the motion. There was a vote of 6 for and 1 abstained (J. McDevitt). MOTION CARRIED.

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

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

Motion 3: Paul Sanderson moved to adjourn the meeting at 9:30 P.M. and Dave Moore seconded the motion. All were in favor. MOTION CARRIED.

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

Attachments:

1. Power-point presentation for form-based code
2. Stratham's form-based code master plan
3. Form-based code development process
4. Agenda, dated 5/6/10

Approved by the Greenland Planning Board on June 3, 2010.