

**GREENLAND PLANNING BOARD
PUBLIC HEARING MINUTES**

THURSDAY, June 3, 2010

Members Present: Chair Rich Winsor, Vice Chair Stu Gerome (arrived at 7:10 P.M.), John McDevitt, Deborah Beck, Patrick Crimmins, Selectmen's Rep. Paul Sanderson and Stephen Gerrato, Alternate

Member Absent: Dave Moore

Staff: Dylan Smith, Circuit Rider 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. Form-based code zoning discussion; use & map exercise

The Board continued discussing form-based code. Mr. Smith and Ms. LaBranche, RPC, brought in maps of the Town for the Board to research and decide where form-based code zoning could best be implemented. Ms. LaBranche submitted a handout regarding form-based code elements (attachment 1). The Board wished to concentrate first on the east side of Route 33 towards Portsmouth. They felt it would be a good idea to maintain that area as it has now become, which is mostly commercial businesses, achieved through variances or special exceptions. Right now that area has a commercial, industrial and residential district. Ms. LaBranche indicated that the south side of Route 33, which is the current industrial zone, would not be conducive for form-based code. She suggested maybe redefining a more conventional zoning method with architectural design in that area. She suggested the north side, which is mostly in the residential district would have the most potential for form-based code, specifically in the area between the railroad tracks and Portsmouth Avenue, from Ocean Road to Suds n Soda. Another plus for that area is that it has the best potential for future public sewer and already has public water.

Ms. LaBranche discussed with the Board the different elements of form-based code, which included: a regulating plan, street types, building form and architectural styles, landscaping and signage standards and parking lots. After the discussion, Ms. LaBranche and Mr. Smith stated they would structure a contract, which would consist of an 80%/20% match. The cost would be somewhere between \$2,000-\$4,000 for the Town. Mr. Sanderson suggested they forward the contract, once completed, to the Selectmen and Budget Committee. The Board will continue discussing form-based code at the July workshop meeting.

2. RPC Commissioner's report by Stephen Gerrato

Stephen Gerrato reported to the Board on the RPC Commissioner's meeting he attended on May 12, 2010 at the Seabrook Library. Items of discussion included: Brownfield sites, Town of Seabrook's desire to create a more New England look along Route 1 in Seabrook and how town's

need to plan for the future regarding the requirement of higher/thicker foundations; this is due to the rising sea level and settling earth crust.

The Board thanked Mr. Gerrato for his informative report.

3. Review and approve minutes from May 6th & 20th

The Board reviewed the May 6, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

Motion 1: John McDevitt moved to accept the May 6, 2010 minutes as transcribed. Stu Gerome seconded the motion. All were in favor. MOTION CARRIED.

The Board deferred reviewing the May 20, 2010 meeting minutes until their next workshop meeting in July.

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

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

Motion 2: Paul Sanderson moved to adjourn the meeting at 9:20 P.M. and John McDevitt seconded the motion. All were in favor. MOTION CARRIED.

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

Attachments:

1. Discussion of Form Based Code Elements, dated 6/3/10
2. Agenda, dated 6/3/10

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