

**GREENLAND PLANNING BOARD
PUBLIC HEARING MINUTES**

THURSDAY, June 17, 2010

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

Staff: Robert Cushman, Building Inspector, 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 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 Winsor stated they had received a written request from the applicant to continue (attachment 1) this review until the July meeting. With that said, the following motion was made:

Motion 1: Paul Sanderson moved to continue the site plan review for 445 Portsmouth Avenue until the July 15, 2010 meeting. Patrick Crimmins seconded the motion. All were in favor. 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].

Deborah Beck stepped down from the Board to discuss her application for a minor subdivision. She requested the Board continue the acceptance of application until the July meeting. With that said, the following motion was made:

Motion 2: John McDevitt moved to continue the acceptance of application for 1039 Portsmouth Avenue until the July 15, 2010 meeting. Patrick Crimmins seconded the motion. All were in favor. MOTION CARRIED.

3. Preliminary Conceptual Review for minor exterior renovations to a commercial business

Paul Connolly, Civilworks Engineering, approached the Board and introduced Mike Baillargeon, general manager and Celso Rochez, Mercedes Benz Corporation. Mr. Connolly stated the purpose of this preliminary conceptual review was to get the Board's opinion on a few proposed modifications to the existing building. Mr. Rochez indicated the modifications are a global advertising initiative that Mercedes Benz

has developed to strengthen their brand/signature name. It was noted that they wish to preserve the New England look and feel of the building, so the originally proposed changes have been scaled back. The modifications include constructing a portal, with blue appliqué columns that has a connecting flat roof, and a new Mercedes Benz sign. Mr. Connolly stated the modifications are not impacting the earth, just the building. He stated he spoke to the Building Inspector about the modifications, who had responded by letter on September 10, 2009, indicating that these changes would not comply with Site Plan Review Sections: 5.18,E. 1-Roofs or 5.18, E. 9-Colors. Mr. Connolly read part of the Building Inspector's letter, which indicated the flat roof is not gabled or pitched and the bright, blue color is not muted; bright, franchise colors are not acceptable, as is required per those sections.

Mr. Connolly asked if the Board would be inclined to waive these specific requirements and if not, guidance on how to proceed. Mr. Winsor felt the proposal may hit some resistance, but encouraged them to submit an application. Mr. Cushman, Building Inspector, reiterated why he sent the applicant before the Board by referring to Site Plan Review Section 3.3.1 (when site plan review is not required). The Board asked if any other colors could be used and Mr. Rochez responded no, the bright blue was the Mercedes Benz "brand" color. Mr. Winsor asked about the square footage of the proposed sign. Mr. Connolly responded it would be equivalent to what currently exists. Mr. Smith reminded the Board of their recent workshop meeting's discussions regarding architectural design, appearance and form. He was not sure if the Board would be willing to waive the requirements, as they should be preserving the rural New England look. Mr. Winsor also asked what materials would be used for the modifications and suggested the applicant look at Site Plan Review Section 5.18 E. 2-Natural materials, as they may need a waiver from that as well. Mr. McDevitt's concern is the flat roof and the bright color. Mr. Connolly asked if the design process of form-based code would be more restrictive than the current regulations and the Board responded yes, but in a different way. Mr. Rochez indicated if the flat roof is a problem, their planners could redesign the portal so it meets the requirements.

The Board summarized that the site plan regulations were written to prevent those brand-name schemes and colors. They all agreed the existing building was beautiful and had been architecturally designed right when it was originally built. They did not see the need to change it.

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

Mr. Smith submitted the RPC contract regarding the form-based code study (attachment 2), as was discussed at their last meeting. The Board asked that each member receive a copy in their boxes for review, as well as, forward it to the Selectmen and Town Administrator to see if the appropriate funds would be available.

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

Motion 3: Stu Gerome moved to adjourn the meeting at 7:35 P.M. and Deb Beck 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 Ave, LLC
2. RPC contract, re: Form-based code study
3. Agenda, dated 6/17/10

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