

**GREENLAND PLANNING BOARD  
PUBLIC HEARING MINUTES**

**THURSDAY, July 1, 2010**

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

**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. Review two RPC contracts: 1) Circuit Rider Planner assistance & 2) Master Plan, Form-based Code & Conventional zoning preparation**

The Board reviewed the Circuit Rider Planner assistance contract (attachment 1), submitted by RPC (Rockingham Planning Commission). They reviewed the budgeted line item for this assistance and found the amount appropriate. The Board noted the hours of assistance was from 1:00 to 5:00 every Wednesday. Mr. Smith stated he is at the Town Hall from 1:00 to 4:30, but gets allotted for his travel time from RPC. The Board amended the contract to read 12:30 to 4:30. After the discussion, the following motion was made:

**Motion 1: John McDevitt moved to approve the RPC Circuit Rider Planner assistance contract, for the dates of July 1, 2010, through June 30, 2011, as amended. Patrick Crimmins seconded the motion. All were in favor. MOTION CARRIED.**

The Board reviewed the Master Plan, Form-based Code and Conventional zoning preparation contract. Mr. Sanderson stated the Selectmen discussed this contract at their last meeting on June 21, 2010 and found the Planning Board did not have the appropriate amount of funds budgeted for this year. He noted there might be other areas in the budget to pull the funds from if the Planning Board feels it is a worthwhile endeavor. The Selectmen felt they needed more information regarding form-based code zoning before signing the contract. Selectmen Morgan was present for this discussion and asked various questions. Mr. Smith gave him a brief overview of form-based code. He stated for nearly two years, the Board has discussed a variety of ways to rezone Route 33; from Route 151 to the Portsmouth city line. Within the last six months, the idea of implementing form-based code has come about. Mr. Smith explained that form-based code focuses on the type of development the Town is attempting to attract within a defined area of Town, rather than limiting uses within these certain areas. He noted it basically focuses more on building elements, facades, form, landscaping, the relationship with the building and the road and walkability within the area. He also explained that it is more regulatory, but allows for more of a variety of businesses/uses. The Board showed Mr. Morgan the specific area they have outlined for this zoning.

Mr. Morgan asked if all the members were in favor of this proposal. Ms. Beck felt the Board should wait to see how Stratham does, as they have just recently implemented this zoning. She stated she is not against the new way of thinking, but questioned if it was a reasonable need of the Town right now. She also felt enforcement and interpretation of the code would be difficult. Mr. Winsor stated he does not know if the Board is actually sold on the idea to move forward, but they have discussed rezoning Route 33 so much and cannot come to any other conclusion. He considers this idea to be exploratory. Mr. Gerome felt the area outlined does not fit the form-based code aspect. He reminded the Board that that area is where they agreed to focus on and suggested they just focus stronger on the architectural design and rezone based on each parcel.

After the discussion, the Board agreed to focus on the conventional zoning along Route 33 and then next year, focus on form-based code. Mr. McDevitt asked that the specific costs/proposal for each year of the contract be separated. The Board also asked that the contract provide more details on redefining/rezoning Route 33, as well as, outlining RPC's performance criteria. They requested public outreach be included in the contract, to assist in the implementation with form-based code. Mr. Smith stated he would amend the contract and resubmit it at a future meeting.

## **2. Form-based code discussion**

The Board discussed this matter during agenda item 1.

## **3. Review and approve minutes from May 20<sup>th</sup>, June 3<sup>rd</sup> & 17<sup>th</sup>**

The Board reviewed the May 20, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

**Motion 2: John McDevitt moved to accept the May 20, 2010 minutes as transcribed. Stu Gerome seconded the motion. All were in favor.**  
MOTION CARRIED.

The Board reviewed the June 3, 2010 and June 17, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

**Motion 3: John McDevitt moved to accept the June 3<sup>rd</sup> and June 17<sup>th</sup> minutes as transcribed. Dave Moore seconded the motion. All were in favor.** 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 4: Stu Gerome moved to adjourn the meeting at 7:55 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. RPC contract, re: Circuit Rider Planner assistance
2. Agenda, dated 7/1/10

Approved by the Greenland Planning Board on August 5, 2010.