



PLANNING BOARD
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LEGAL NOTICE – PLANNING BOARD – GREENLAND, NH

Thursday, December 15, 2016 - Town Hall Conference Room - 7:00 p.m.

The Planning Board will hold a public hearing on Thursday, December 15, 2016, at 7:00 p.m., in the Town Hall Conference Room, to review proposed changes to the Greenland Zoning Ordinance.

- 1A) Article II, Definitions: Amend by adding **“AMBULATORY SURGICAL CENTER: Also known as outpatient surgery/non-emergency centers, or same day surgery, are health care facilities where surgical procedures not requiring an overnight hospital stay are performed. Such surgery is commonly less complicated than that requiring hospitalization”**.
- 1B) Article III, Establishment of Districts and Uses, Section 3.6 – Table of Uses, Subsection E – Medical Services: Amend to **allow (1) Outpatient Medical Offices and Clinics, and (2) Ambulatory Surgical Centers in the Commercial C (CC) Highway District by Conditional Use Permit (CUP) as well as Standard of Review criteria.**
- 2) Article III, Section 3.2 – Location, and Appendix A – Zoning District Descriptions, Section 3.2.1.2 - Commercial A District: Amend the Greenland Zoning Map by **rezoning Map U5, Lot 10 from Residential to Commercial A.**
- 3A) Article III, Establishment of Districts and Uses, Section 3.7.11 – Accessory Dwelling Units: Delete existing definition and replace with **“a residential living unit that is appurtenant to a single family dwelling and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principle dwelling unit it accompanies, per RSA 674:67 as amended”**.
- 3B) Article III, Establishment of Districts and Uses, Section 3.7.11 – Accessory Dwelling Units, Subsection 3.7.11.2: Amend as follows – **“The living area of the accessory dwelling unit shall not exceed the maximum assessed gross area of 800 sq. ft. of conditioned space. The accessory dwelling unit shall not contain more than two (2) bedrooms”**.
- 3C) Article III, Establishment of Districts and Uses, Section 3.7.11 – Accessory Dwelling Units, Subsection 3.7.11.3: Amend as follows – **“An interior door shall be provided between the principle dwelling unit and the accessory dwelling unit”**.
- 4) Article VI – Signs: Repeal and replace in its entirety. Full text of the proposed amendment is available at the Town Hall from 7:45 a.m. until 3:45 p.m.
- 5) Article XV, Miscellaneous Provisions, Section 15.2 – Lot Merging: Repeal in its entirety.