



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD WORK SESSION

Tuesday, September 29, 2015 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Scott Baker, Chip Hussey, John McDevitt (Selectmen's Rep), David Moore, James Connelly (Alternate)

Members Absent: Courtney Homer, Rich Winsor, Steve Gerrato (Alternate)

Staff Present: Mark Fougere – Consultant; Myrick Bunker – Building Inspector

Chair Gerome opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Zoning Ordinance Changes: Building Inspector

M. Bunker reviewed his proposed revisions, which were prioritized, to the Zoning Ordinance with the Board.

- Sections 4.1.2 (B): "Contiguous lots in common ownership shall be combined to create a lot..."; (C): "Contiguous lots in common ownership shall not have been separated or transferred in ownership...". The State has made this section illegal and is in conflict with RSA 674:39 (a). Items "B" and "C" need to be deleted; the Board was in agreement.
- Sections 4.2 (R – d, e, f) and 4.3: Front, rear and side yard minimum setbacks – The Building Inspector requested an exemption for ADA compliant ramps. It was his feeling that residents should not have to request a Variance from the ZBA if a ramp is needed and placement falls within the setbacks. Standards for ADA compliance were reviewed by the Building Inspector. The Board was in agreement to add an exemption for ADA compliant ramps within the setbacks of existing residences when medically necessary. In addition, ramps must be removed when no longer necessary.
- Sections 3.7.3.2 & 3.7.3.4: "No trailer, house trailer or mobile home may be installed, placed or stored on any lot in any district...". RSA 674:32 states, in part, that municipalities must afford reasonable opportunities for the siting of manufactured housing, and a municipality shall not exclude manufactured housing completely from the municipality by regulation, zoning ordinance or by any other police power. M. Fougere clarified that a mobile home park can be prohibited; however, a mobile home or manufactured home is allowed but must meet the same requirements of a single family home. The Building Inspector defined mobile home/manufactured home as a trailer device (frame and wheels) attached to the structure. A modular home arrives on a trailer but is lifted off the trailer and put on a foundation. The Building Regs state that domiciles less than 600 sq. ft. are prohibited. The Zoning Ordinance (Table of Uses) allows mobile homes in the residential zone. The Board was in agreement to delete these sections.
- Section 3.7.11 - Accessory Dwelling Unit: The Building Inspector requested the Board define "attached". It was suggested to eliminate "attached"; the definition would read "A self-contained residential unit complete with its own kitchen and bathroom facilities, incorporated within an

existing detached single family residential dwelling unit (not permitted for duplexes)". In addition, the following statement would be changed to eliminate "attached": "A second dwelling unit incorporated within the primary single family detached residential dwelling unit (not permitted for duplexes) will be allowed on any approved building lot provided that:....". M. Fougere will revise using similar language from another source. The definition of incorporated: share a common wall, has a separate entrance, door connecting the accessory unit to the home.

- Section 3.7.5 – Storage within Truck Bodies, Trailer Vans or Cargo Vehicles: States the permit fee is \$5; Permit Fee Schedule (Building Regulations, page 9) states \$30. The Board agreed to remove the fee from Section 3.7.5 and replace with "See Building Regulations - Permit Fee Schedule". There should not be any fees listed in the Zoning Ordinance; reference should be made to the fee schedule.
- Section 3.7.9 (a) – Open storage and sale of vehicles: "No motor vehicle having two or more axles shall be permitted to remain on any property within Greenland....". The Building Inspector would like to expand this to include any vehicle sold—boats, ATV's, jet skis, etc.; it can be argued that those are not motor vehicles. The Board agreed to revise this to read "No motorized or recreational vehicles shall be permitted to remain on any property.....".

Article VI: Signs

- Define "banner" and "flag" to avoid confusion. The definition of each was discussed at length. M. Fougere will provide definitions for each.
- Define "electronic"; a definition for "digital" also needs to be added. M. Fougere will provide a definition for each.
- Define "site sign" to facilitate regulating. Site signs are used by contractors that pave driveways, do roofing jobs, landscaping, etc. Currently, it is included in Section 6.5.6 with real estate signs; however, site sign should have its own definition. The square footage of the sign and length of time displayed should be revised. Board decision: remove from Section 6.5.6, leaving real estate signs; add contractor signs, limiting the size to 2' x 3' and must be removed within 14 days of job completion.
- Help Wanted: add a definition and that permits are not required. The Board was in agreement.
- Section 6.3.5: "The maximum height of all signs shall be 20' above grade, grade to be determined by the grade of the abutting public highway entrance to the lot." The Building Inspector suggested that the height should be measured at the base of the sign. There was a discussion regarding the location of the building vs. location of the sign. The Building Inspector told the Board that depending on the site, much of a sign can be "eaten up" by the elevation change. He felt it would be easier to measure the sign at the site where it would stand to determine the elevation. Chair Gerome felt this should be determined on an individual basis. M. Fougere added that the Ordinance could give the Board permission to determine it on a case by case basis by adding "can be augmented through the site plan review process". He will provide the Board language for approval.
- Section 6.3.8: "Wall signs shall not exceed an area of ¼ square foot of sign for every linear foot of building (or business) facing the street. Wall signs with changeable copy are limited to six (6) square feet." The Building Inspector requested that the Board define "linear feet" or amend to 25% of the square footage of the wall. It has been argued that linear foot was the perimeter of the face of the building; the Building Inspector felt it was the width of the wall (if the wall is 40 ft., there would be 10 sq. ft. for a sign). Linear feet will be defined as "horizontal lineal footage of occupied space".
- Section 6.3.13: "Signs advertising businesses not located in the Town of Greenland are prohibited". The Building Inspector felt this should be changed to include prohibiting advertising of anything not connected to the Town of Greenland. He cited a recent incident with a non-profit putting signs up in Town; non-profits are exempt from the Sign Ordinance (Section 6.5.12). There was a lengthy discussion about advertising connected to Greenland. M. Fougere suggested revising to: "Signs

advertising businesses, events, services, etc. not located in the Town of Greenland are prohibited”; the Board was in agreement.

M. Fougere will work with the Building Inspector on his proposed changes.

2. 911 Compliance Policy

J. McDevitt and the Building Inspector addressed the 911 Compliance Policy. After discussing the standards for numbering by 911, J. McDevitt requested that no decisions be made until after the meeting on Friday, October 2, 2015 with 911, the Police Chief, Building Inspector and Town Administrator. J. McDevitt suggested explaining that the Planning Board has concerns with the timing of numbers being assigned by 911; numbers need to be assigned prior to the driveways being staked. He will also discuss numbering with the Board of Selectmen.

Suggested language: “Street numbering to be assigned by the Building Inspector and submitted to 911 for approval; final approval to be made by the Board of Selectmen.” It was also suggested that stop sign approval, if necessary, be done by the Board of Selectmen at the same time.

3. Topics for Public Hearing: Thursday, October 15, 2015

Topics for the public hearing were reviewed.

4. Approval of Minutes

Approval of minutes was continued to the public hearing on October 15, 2015.

5. Approval of Invoices

MOTION: D. Moore moved to approve invoices in the amount of \$1,817.55 (Town - \$1,105.05; Escrow - \$712.50). Second – S. Baker; all in favor. **MOTION CARRIED**

6. Other Business

- 1533 Greenland Road: Chair Gerome asked the Building Inspector if he had any concerns that should be addressed by the Town Engineer regarding the Tractor Supply site. He felt that everything was under control and Dennis Moulton, Altus Engineering, would be doing the inspections.

7. Adjournment

MOTION: C. Hussey moved to adjourn at 8:30 p.m. Second – J. McDevitt; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, October 15, 2015 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, October 15, 2015