



PLANNING BOARD

Town of Greenland • Greenland, NH 03840
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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, May 19, 2016 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, David Moore, Rich Winsor, Steve Gerrato - Alternate

Members Absent: John McDevitt - Selectmen's Rep, Jamie Connelly – Alternate

Staff Absent: Mark Fougere - Consultant

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. *NOTE: The meeting did not record.*

1. Boundary Line Adjustment: 176 & 192 Breakfast Hill Road [Maps R7, 23 and R7, 22]
Owner – 176 Breakfast Hill Road: One Home Builders II, LLC
Owner – 192 Breakfast Hill Road: Alan Eves
Applicant: David W. Vincent, Land Surveying Services
The owners and applicant are proposing to relocate the common boundary line to convey a 5' wide (4,501 sq. ft.) strip of land from Lot R7, 22 to Lot R7, 23. This will increase Lot R7, 23 from 3.28 acres to 3.39 acres, and decrease Lot R7, 22 from 36 acres to approximately 35.9 acres.

The Board reviewed the proposed lot line adjustment for 176 Breakfast Hill Road [Map R7, 23] and 192 Breakfast Hill Road [Map R7, 22]. Chair Gerome opened the hearing to public comments; there being none, he closed the public hearing and returned to the Board for discussion.

MOTION: *R. Winsor moved to approve the boundary line adjustment for 176 & 192 Breakfast Hill Road [Maps R7, 23 and R7, 22], Owners – 176 Breakfast Hill Road: One Home Builders II, LLC and 192 Breakfast Hill Road: Alan Eves, in accordance with the plan by David W. Vincent, LLS – Land Surveying Services, dated April 21, 2016, Project No. 15-037, with the following conditions. Second – D. Moore; all in favor. MOTION CARRIED*

- *The applicant shall submit a digital file with three hard copies of the plan and recording mylar.*
- *All proposed and existing lot lines shall be added to the legend.*
- *New monumentation must be set and certified with a Certificate of Monumentation received for the file before the mylar is signed and recorded.*

2. Topics for Work Session: Thursday, June 02, 2015

Topics for the work session were unknown at the time of the meeting. It was suggested that members watch their email for notification.

3. Approval of Minutes: Thursday, May 05, 2016

MOTION: R. Winsor moved to approve the minutes of Thursday, May 05, 2016. Second – D. Moore; all in favor. **MOTION CARRIED**

4. Approval of Invoices

There were no invoices to approve.

5. Other Business

S. Gerrato updated the Board on the ZBA meeting held Tuesday, May 17, 2016. Signage for Aroma Joe's and the retail building were discussed at that meeting. He also voiced his concern about the color of the Aroma Joe's building.

6. Adjournment

MOTION: R. Winsor moved to adjourn at 7:24 p.m. Second – D. Moore; all in favor. **MOTION CARRIED**

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| NEXT MEETING |
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Thursday, June 02, 2016 – 7:00 p.m., Town Hall Conference Room, Work Session

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards (meeting notes courtesy of C. Hussey)

Approved: Thursday, June 02, 2016