



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE PLANNING BOARD WORK SESSION**

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Thursday, June 02, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, John McDevitt (Selectmen's Rep), Steve Gerrato (Alternate), James Connelly (Alternate)

*Members Absent:* David Moore, Rich Winsor

*Staff Present:* Mark Fougere - Consultant

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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 Changes, Sign Ordinance

M. Fougere reminded members that at the May work session they discussed changes to the Sign Ordinance. A list of concerns and issues from the previous Building Inspector was distributed (copy on file). M. Fougere stated that the biggest problems with the Sign Ordinance are that it was written years ago, references to the same item are in different locations, contradictory language, and it's not user-friendly.

M. Fougere suggested a simpler approach could be used: the Sign Ordinance could be revised without changing any of the requirements; conflicts would need to be changed. The Board may want to consider "loosening up" some of the requirements, allowing more square footage. He noted three Variances for signs were recently granted by the ZBA for Aroma Joe's and the retail building on March Farm Way. The Supreme Court decision regarding temporary signs will need to be addressed: they must be content neutral. C. Hussey suggested that a sub-committee be formed that would include the Building Inspector, Planning Board Consultant and some of the business owners in Town.

The list of sign issues was reviewed. Chair Gerome stated that there was not a problem with the sign requirements; there was a need for clarification. M. Fougere felt the biggest size issue was in a multi-tenant building on a lot. He suggested that rather than having a maximum for the building, the square footage of the sign should be based on the space the tenant is occupying.

In addition to M. Fougere and the Building Inspector, the following have been suggested for the sub-committee: Gail McKenzie, Suds N Soda; Sandy, Country View Restaurant; and Leonard Schwab, Zoning Board of Adjustment. The Board Secretary will contact them.

2. Topics for Public Hearing: Thursday, June 16, 2016

Topics for the public hearing on Thursday, June 16 were reviewed.

## DRAFT: SUBJECT TO CHANGE

### 3. Approval of Minutes

**MOTION:** *S. Baker moved to approve the minutes of Thursday, May 19, 2016. Second – C. Homer; six in favor, one abstain (J. McDevitt). MOTION CARRIED*

### 4. Approval of Invoices

**MOTION:** *S. Baker moved to approve the payment of invoices in the amount of \$6,194.87 from the Escrow Account and \$624.60 from the Town Budget. Second – J. McDevitt; all in favor. MOTION CARRIED*

### 5. Other Business

J. McDevitt questioned M. Fougere regarding the State being in control of building code enforcement actions in some towns, which was discussed at a recent Board of Selectmen meeting. If a town has a Building Inspector, it wouldn't be a problem. M. Fougere will research the legislation and how it may affect towns with Building Inspectors.

M. Fougere updated the Board on his monthly meeting with Bramber Green. Because it's located in the Aquifer Protection Zone, only 20% of the site can be impervious. In order to meet that requirement, porous pavement will be used for the driveways. Some of the potential homeowners have expressed concerns about the maintenance criteria for that type of pavement. The developer would like to use porous pavement on the sidewalk rather than in the driveways. This would require a minor amendment to the Alteration of Terrain permit because the calculation would change. The overall impervious area will increase from 17.2% to 17.8%, which is still under the required 20%. M. Fougere recommended that the Town Engineer review the proposal; the Board was in agreement.

### 6. Adjournment

**MOTION:** *C. Hussey moved to adjourn at 7:54 p.m. Second – S. Baker; all in favor. MOTION CARRIED*

### NEXT MEETING

Thursday, June 16, 2016 – 7:00 p.m., Town Hall Conference Room, Public Hearing

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: 