



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

Thursday, January 05, 2017 – 7:00 p.m. – Town Hall Conference Room

Members Present: Scott Baker, Courtney Homer, Chip Hussey, John McDevitt - Selectmen's Rep, Rich Winsor, Jamie Connelly – Alternate, Steve Gerrato - Alternate

Members Absent: Chair Stu Gerome, David Moore

Staff Present: Mark Fougere - Consultant

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

I. PUBLIC HEARING

1. Projects of Regional Impact

There were no projects of regional impact to discuss.

2. Zoning Amendments

After review by the Board and no public comments, all amendments were forwarded to ballot without any further revisions (copy on file).

MOTION: C. Hussey moved to forward Item 1 (Article III, Establishment of Districts and Uses, Table of Uses Subsection A, Residential Uses: amend Item 3 to require a Conditional Use Permit; and amend Article 3.7.12 - Duplexes, by adding Subsection 3.7.12.3, Duplex Conditional Use Permit Criteria) to ballot. Second – S. Gerrato; all in favor. MOTION CARRIED

MOTION: C. Hussey moved to forward Item 2 (Article III, Establishment of Districts and Uses, amend Subsection 3.7.1 (C) to include “retail uses shall not qualify as a cottage industry”) to ballot. Second – S. Baker; all in favor. MOTION CARRIED

MOTION: C. Hussey moved to forward Item 3 (Article IV, Dimensional Requirements, Section 4.3, Explanatory Notes, amend by adding new Item 8 for duplex homes in the Residential and Commercial A zones) to ballot. Second – S. Baker; all in favor. MOTION CARRIED

MOTION: C. Hussey moved to forward Item 4 (XVIII, Wetlands Protection Ordinance, Subsection 18.6.1, Conditional Use Permit, amend by adding new Item G to allow wells and associated appurtenance in the buffer/setback areas only) to ballot. Second – S. Gerrato; all in favor. MOTION CARRIED

II. WORK SESSION

1. Zoning Amendments/Revisions to Planning Board Regulations

This item was not discussed.

2. Approval of Minutes

MOTION: J. McDevitt moved to approve the minutes of Thursday, December 15, 2016. Second – J. Connelly; all in favor. MOTION CARRIED

3. Approval of Invoices

MOTION: S. Baker moved to approve payment of invoices in the amount of \$1,576.70: \$308.75 from the Planning Board Escrow Account and \$1,267.95 from the Town budget. Second – J. McDevitt; all in favor. MOTION CARRIED

4. Other Business

Sign up period for elected offices is January 25, 2017 through February 03, 2017. Expiring terms: Chair Gerome and J. McDevitt.

5. Topics for Public Hearing: Thursday, January 19, 2017

Topics for the public hearing were reviewed.

6. Adjournment

MOTION: C. Hussey moved to adjourn at 7:07 p.m. Second – J. McDevitt; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, January 19, 2017 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, January 19, 2017