

2017 ZONING CHANGES #2
Thursday 01.05.2017—Approved to “Move to Ballot”

- 1) Are you in favor of the adoption of the following amendments as proposed by the Planning Board for the Greenland Zoning Ordinance?

Article III, Establishment of Districts and Uses, Section 3.6 – Table of Uses, Subsection A – Residential Uses: Amend Item 3, Two Family Dwelling – “P” Permitted Use in the Residential and Commercial A (CA) District, and replacing it with a **Conditional Use Permit (CUP) requirement**.

Also amend Article 3.7.12 – Duplexes, by adding **Subsection 3.7.12.3 – Duplex Conditional Use Permit Criteria: any proposed duplex constructed within the Town of Greenland shall apply to the Planning Board for a Conditional Use Permit addressing the following conditions:**

- A. **Elevation drawings, to scale, of the proposed structure front and sides shall be submitted, detailing the building design.**
- B. **Effort should be made to break up the building façade through the use of dormers, porches, shutters, windows, corner boards, broken roof lines, setback of units along the common wall, garages located on the side of the units and other features aimed at reducing the massing and length of the structure. In addition, common entrance doors can be used to mask the duplex nature of the use.**

- 2) Are you in favor of the adoption of the following amendments as proposed by the Planning Board for the Greenland Zoning Ordinance?

Article III, Establishment of Districts and Uses, Section 3.7 – Supplemental Use Provisions, Subsection 3.7.1 (C): Amend the following sentence within the paragraph: Facilities used for welding, auto body repair or **retail uses** shall not qualify as a cottage industry.

- 3) Are you in favor of the adoption of the following amendments as proposed by the Planning Board for the Greenland Zoning Ordinance?

Article IV, Dimensional Requirements, Section 4.3 – Explanatory Notes: Amend by adding a new Item 8 as follows: **for new duplex homes located in the Residential and Commercial A zones, the lot area minimum shall be 90,000 sq. ft. with 60,000 sq. ft. contiguous non-wetland soil. Duplex homes constructed meeting the requirements of RSA 674:58 – RSA 674:61 (Workforce Housing) may be allowed on 60,000 sq. ft. lots with 45,000 sq. ft. of contiguous non-wetland soil. Affordable requirements shall remain in place for a minimum of 40 years and shall be properly documented and recorded in the Registry of Deeds.**

- 4) Are you in favor of the adoption of the following amendments as proposed by the Planning Board for the Greenland Zoning Ordinance?

Article XVIII, Wetlands Protection Ordinance, Section 18.6 – Conditional Uses, Subsection 18.6.1 – Conditional Use Permit: Amend by adding the following: **(G) Wells and associated appurtenance (buffer/setback areas only).**