



# ZONING BOARD OF ADJUSTMENT

Town of Greenland • Greenland, NH 03840

575 Portsmouth Avenue • PO Box 100

Phone: 603.431.7111 • Fax: 603.430.3761

Website: [greenland-nh.com](http://greenland-nh.com)

## MINUTES OF THE BOARD OF ADJUSTMENT PUBLIC HEARING

Tuesday, January 19, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair John Samonas, George Baryames, Liz Cummings, Steve Gerrato, Brian Hutchinson

*Staff:* Myrick Bunker – Building Inspector

Chair Samonas opened the Board of Adjustment meeting at 7:00 p.m. and a roll call was taken. The Chair explained the procedures of the Zoning Board of Adjustment, stating that a quorum was present and the meeting was being recorded.

1. Application for a Special Exception: 44 Post Road [Map U13, 17]  
Owner: Community Congregational Church  
Applicant: Richard Hazzard, Chair of the Trustees  
Greenland Zoning Ordinance: Article III, Section 3.6, Subsection B 4 R  
*The owner and applicant are proposing to allow overnight guests approximately four to six times a year. The Zoning Ordinance requires a Special Exception for this type of activity.*

Present on behalf of the Community Congregational Church were: Richard Hazzard - Chair of the Trustees, Bob Fellows - Pastor, and Andrew Hansen - Chair of the Council. R. Hazzard explained that Seacoast Family Promise would like to have up to five families stay over at the Parish House four to five times a year. Families have stayed there in the past; however, the building was not up to fire codes. The Parish House is in the process of being brought up to life safety fire codes. Improvements include windows in the basement, fire doors, fire exits, sprinklers, and a fire suppression system over the stove in the kitchen. All work is complete with the exception of the egress windows.

The program was explained by A. Hansen. There are eight congregations in the area that participate in the Seacoast Family Promise program which provides a rotating shelter. Each church hosts families for a week, from Sunday through Sunday. It is an incorporated 503C, and there are specific regulations. A maximum of five families is allowed at a time, with a maximum of 14 people; two hosts need to be on site while hosting families. A total of up to 16 people could be staying at the Parish House. One room per family is provided downstairs in the classrooms.

Rev. Fellows added that they were participating in this program for years without any problems. Chair Samonas commented that they were operating against code and trying to avoid future problems. Rev. Fellows' point was that there wouldn't be any problems with the families staying at the Parish House.

There are no fees involved. Seacoast Family Promise is a program that helps people who are temporarily without housing; most people are not in the program very long. G. Baryames asked about the children attending school. A. Hansen explained that as part of the program residency can be established in Stratham and the children would attend the Stratham schools.

There are no showers at the Parish Hall. However, there is a day center that has shower facilities. Another stipulation is that they must be out of the host building between the hours of 7:00 a.m. and 5:00 p.m. Each church that is hosting for the week provides meals, which may be cooked at home or on site by members.

The police and fire departments are notified when families are staying at the Parish House. There are hard-wired smoke, heat and fire detectors in the building as well as a sprinkler system. The Building Inspector explained the life safety devices that have been installed. The septic system was installed in 2015, and is a gravity system with excess capacity.

Chair Samonas opened the meeting to public comments. There being none, he closed the public hearing and returned to the Board. Responding to a question from the Board, Rev. Fellows explained that the rotation period has never extended beyond six weeks; they are concerned with overburdening the chaperones/volunteers. A. Hansen added that it's strongly recommended that there are eight or more participating churches.

L. Cummings stated she didn't have a problem as long as the police and fire departments were notified prior to the arrival of families, adding that it was a fabulous program. The Board also asked they furnish the information to emergency services as much in advance as possible.

**MOTION:** *L. Cummings moved to grant a Special Exception to Article III, Section 3.6, Subsection B 4 R as requested, subject to notification of the Town of Greenland Police and Fire Departments prior to the arrival of families. Second – B. Hutchinson*

DISCUSSION: L. Cummings reviewed the criteria for a Special Exception. (1) There is no hazard to the public or property: they are going through the process of updating the Parish House with the required fire safety codes and emergency access. (2) There will be no detriment to property values; no major change to the exterior with the exception of windows. (3) There is no traffic safety hazard. (4) There will be no excess demand on municipal services; any impact on the school would be minimal.

Chair Samona's concerns were parking and septic, which were addressed. There was no further discussion by the Board.

**MOTION:** *L. Cummings moved to grant a Special Exception to Article III, Section 3.6, Subsection B 4 R as requested, subject to notification of the Town of Greenland Police and Fire Departments prior to the arrival of families. Second – B. Hutchinson; all in favor. MOTION CARRIED*

2. Application for a Variance: 1547 Greenland Road [Map R21, 55A]  
Owner: Richard Landry - Thurloe Kensington Development, LLC  
Applicant: Pat Patterson – The Sign Resource, Inc.  
Greenland Zoning Ordinance: Article VI, Section 6.3, Subsection 6.3.7B  
*The owner and applicant are proposing a 5'x 15' wall sign. The Zoning Ordinance does not permit permanent or temporary signs larger than 48 sq. ft. per side in the Commercial District for a single business on a lot. There is currently a sign permit on this lot for a 48 sq. ft. freestanding sign. With the addition of this sign, the total signage area would be 123 sq. ft.*
3. Application for a Variance: 1547 Greenland Road [Map R21, 55A]  
Owner: Richard Landry - Thurloe Kensington Development, LLC  
Applicant: Pat Patterson – The Sign Resource, Inc.  
Greenland Zoning Ordinance: Article VI, Section 6.3, Subsection 6.3.8

*The owner and applicant are proposing a 5'x 15' wall sign. The Zoning Ordinance does not permit wall signs to exceed an area of ¼ sq. ft. of sign for every linear foot of building (or business) facing the street. The proposed sign is 75 sq. ft.*

Chair Samonas clarified that a freestanding sign at the roadway, measuring 48 sq. ft., was approved by the Building Inspector; a wall mounted sign on the building, measuring 75 sq. ft., was denied.

Shane Bell, KC Signs (sign installer) and representing the applicant, addressed the Board. The sign will be going on the front extension of the Tractor Supply building. The Building Inspector explained the signage allotment for 1533 and 1547 Greenland Road. It was clarified that if the size of the pylon was reduced, the applicant would have more signage available for the store front. With the approved pylon sign, the site is maxed out for signage; they would not be able to put a sign on the building.

S. Bell stated that the Tractor Supply building sits 180' off the road. People passing by would not see a 6.75 sq. ft. sign on the building. He added that the 75 sq. ft. sign is smaller than what is normally used by Tractor Supply; the average sign is 6'x20' or larger, plus the freestanding 48 sq. ft. sign. The freestanding signs vary in size. The proposed sign will be poly-carb, which is a very rigid plastic material and doesn't shatter or break. The sign is internally lit; lettering is plastic with a vinyl overlay. There will be gooseneck lighting above the sign; it's more to light up the walkway than the sign.

Chair Samonas opened the meeting to public comments. There being none, he closed the public hearing and returned to the Board for discussion. L. Cummings stated that the Ordinance was designed to try and keep the rural aspect of a commercial zone. There was a lengthy discussion among Board members about the need for a 48 sq. ft. sign at the entrance and then another on the building. The majority of the Board was in agreement they were not in favor of a 48 sq. ft. sign at the entrance and a 75 sq. ft. sign on the building.

It was suggested that the applications be withdrawn; if the sign was denied, they would not be able to return to the Board. S. Bell was agreed to withdraw the applications for a Variance for the 75 sq. ft. sign. S. Gerrato stated that they could return with a Variance for the length of the building, which would give them 35 sq. ft. for a sign. The Building Inspector added that the size of the pylon would have to be reduced. Chair Samonas clarified that they are currently asking for too much signage between the pylon at the entrance and the sign on the building. The deadline for the February meeting is Wednesday, January 27, 2016 at noon; the meeting is Tuesday, February 16, 2016.

**MOTION:** *L. Cummings moved to accept the applicant's request to withdraw the applications for a Variance, without prejudice. Second – S. Gerrato; all in favor. MOTION CARRIED*

#### 4. Approval of Minutes: Tuesday, October 20, 2015

**MOTION:** *L. Cummings moved to approve the minutes of Tuesday, October 20, 2015. Second – S. Gerrato; all in favor. MOTION CARRIED*

#### 5. Other Business

There was no other business before the Board.

6. Adjournment

**MOTION:** *L. Cummings moved to adjourn at 8:02 p.m. Second – G. Baryiames; all in favor. MOTION CARRIED*

NEXT MEETING
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Tuesday, February 16, 2016 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Tuesday, February 16, 2016