



ZONING BOARD OF ADJUSTMENT

Town of Greenland • Greenland, NH 03840

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MINUTES OF THE BOARD OF ADJUSTMENT PUBLIC HEARING

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

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

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. Requests for Variances: 1533 Greenland Road [Map R21, 55]
Owner/Applicant: Richard E. Landry, Jr. – ThurKen IV, LLC
 - a. The owner/applicant proposes to construct an automotive service area building 3.1' from the property line where 20' is required.
Greenland Zoning Ordinance: Article IV, Section 4.2f, Subsection CC – The referenced article requires a structure to be setback a minimum of 20' from the property line.
 - b. The owner/applicant proposes to construct a car dealership building 19' from the property line where 20' is required.
Greenland Zoning Ordinance: Article IV, Section 4.2f, Subsection CC – The referenced article requires a structure to be setback a minimum of 20' from the property line.

Chris Mulligan, attorney for the applicant, submitted a letter withdrawing their request for Variances, which was read into the record by Chair Samonas (copy on file). The applicant and abutters were not present.

MOTION: Chair Samonas moved to allow Richard E. Landry, Jr. (ThurKen IV, LLC) to withdraw his applications without prejudice. Second – L. Cummings; all in favor. **MOTION CARRIED**

2. Approval of Minutes: Tuesday, January 19, 2016

MOTION: L. Cummings moved to approve the minutes of Tuesday, January 19, 2016. Second – S. Gerrato; all in favor. **MOTION CARRIED**

3. Other Business

L. Cummings reminded members that they could not decide what was not before them. She researched procedure through the Office of Energy and Planning. The decision to accept and hear an application is decided on the local level. She suggested that as part of the process, the application be accepted as complete prior to hearing the case. Once it's accepted as complete, a case number is assigned which allows the application to be tracked; all correspondence relating to that application would have that number. L. Cummings further clarified that the application should be accepted as complete prior to

discussion and review. If an application is deemed as incomplete, the Board may deny it until more information is provided.

The Board was also reminded of a case heard in July and August of 2015 for 179 Post Road. The applicant was asked to return to the ZBA in the spring with pictures from the winter when the buffered area changed, and they should be done at the same angle as the originals. The Board requested that the interim Building Inspector to call the resident as a reminder. Because this was a request from the Zoning Board, the resident does not have to reapply.

4. Adjournment

MOTION: *L. Cummings moved to adjourn at 7:20 p.m. Second – S. Gerrato; all in favor. MOTION CARRIED*

NEXT MEETING

Tuesday, March 15, 2016 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: 