

Proposed Subdivision Regulation Amendments

Moved to Thursday 06.07.2018 Public Hearing

1. **Amend Section 4.4.16 House Numbers and Street Names**, by deleting the paragraph in its entirety and replacing it as follows:

~~All structures and dwellings (but not accessory buildings) shall be numbered by the developer in a method acceptable to the Planning Board, with special regard for accurate identification by fire and police personnel. The Planning Board has veto power over proposed street names.~~

All new uses requiring a street address shall submit a street number request to the Police Chief. The Chief will review the request with the NH Bureau of Emergency Communications and determine the appropriate street number(s). Such assigned numbers must be posted on the lot and be visible from the road.

In addition, delete Section 4.4.2 Streets, M. Street Numbers in its entirety. ~~M. — Street Numbers: Street numbers shall be obtained from the Board of Selectmen/Town Administrator. Such assigned numbers must be posted on the lot and visible from the road.~~

2. **Amend Section 6.1 Waiver Procedure** by deleting the existing paragraphs in their entirety and replacing them as follows:

~~When a proposed subdivision plat is submitted for approval, the applicant may request in writing to waive specific requirements of these regulations as they pertain to the subdivision plan. The applicant shall present reasons in writing why the waiver is needed.~~

~~In exceptional circumstances, the Planning Board may grant a waiver, if it deems that the requested waiver will not have the effect of nullifying the intent and purposes of these Regulations or on the public good. The Board will weigh the number of requested waivers, the severity of each waiver and any benefits provided by the applicant to off set the waivers requested. The Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case.~~

Consistent with NH RSA 674:36, II (n), when a proposed subdivision plat is submitted for approval, the applicant may request a waiver to specific requirements of the Regulations. The applicant shall submit said request in writing, noting the basis for the waiver request. The Planning Board may only grant a waiver if the Board finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; or
- (2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The basis of any waiver granted by the Planning Board shall be recorded in the minutes of the Board.

3. **Amend Section I, 1.5 Definitions, 1.5.31 Wetlands** by deleting it entirety and replacing as follows: As defined in Greenland's Zoning Ordinance.

Proposed Site Plan Regulation Amendments
Moved to Thursday 06.07.2018 Public Hearing

1. **Amend Section 8.1 Waivers**, by deleting the paragraph in its entirety and replacing with the following:

~~The requirements of the foregoing regulations may be waived or modified by the Planning Board where appropriate hardship exists or specific circumstances warrant. The applicant shall write to the Planning Board describing the requested term to be waived. The granting of said waiver shall not impair nor diminish the public health, safety and welfare, and shall conform to and carry out the purpose and intent of these regulations and the Master Plan.~~

Consistent with NH RSA 674:44, III (e), when a proposed site plan plat is submitted for approval, the applicant may request a waiver to specific requirements of the Regulations. The applicant shall submit said request in writing, noting the basis for the waiver request. The planning board may only grant a waiver if the board finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; or
- (2) Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The basis of any waiver granted by the planning board shall be recorded in the minutes of the Planning Board.

2. **Amend Section V, Design and Construction Requirements**, 5.3 Landscaping and Screening, by adding the following:

(G) Screening: In the event that the addition of vegetation will not provide adequate screening to shield unattractive site features (including outside storage areas), decorative fencing may be required. The size, nature, height of the fencing shall be determined by the Board in order to arrive at a long lasting and appropriate screening program that is appropriate for the specific site conditions.

3. **Amend Section II, Definitions, 2.1.14 Wetlands** by deleting it entirety and replacing as follows: As defined in Greenland's Zoning Ordinance.