



PLANNING BOARD
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LEGAL NOTICE – PLANNING BOARD – GREENLAND, NH

Thursday, January 02, 2020 - Town Hall Conference Room - 7:00 p.m.

The Planning Board will hold a public hearing on Thursday, January 02, 2020, at 7:00 p.m., in the Town Hall Conference Room, to review proposed changes to the Greenland Zoning Ordinance.

- 1) Add: Article XXVIII - Residential-Commercial-Industrial Mixed-Use (RCIM) Overlay District: This district is designed as an overlay district that permits residential, commercial and/or industrial uses on a parcel(s). The Planning Board shall have the authority to grant Conditional Use Permits within the provisions outlined in this Ordinance. The District includes options which enable and encourage greater flexibility in the design of residential housing along with non-residential uses. The RCIM District permits development of land, based upon a site development master plan which allows flexibility in internal road design, reduced dwelling lot sizes, density and modified dimensional requirements. The District would include all lands currently zoned Alden Avenue (CB), Highway (CC), and Industrial (I). Also including lands along the Rt. 1 corridor zoned Existing Commercial (CA) and Residential. In addition, amend Article II – Definitions: delete the definition of Mixed Use Development; amend Article III – Establishment of Districts and Uses, Table 3.6, Section A – Residential Uses: delete Item 10 – Mixed Use Development as a use group.
- 2) Add: Article 2 - Definitions, Off-Site Parking Lot: A parking lot located greater than 500 ft. from a place of business used to park vehicles associated with the place of business. In addition, amend Section 3.6 – Table of Uses, Subsection L – Motor Vehicle, by adding Off-Site Parking Lot as an allowed use by Conditional Use Permit (CUP) in the following Zoning Districts: Existing Commercial (CA), Alden Avenue (CB), Highway (CC) and Industrial (I). Add a new Section 3.6.3 A - Conditional Use Permit (CUP) Off-Site Parking Lot, Standards of Review.
- 3) Amend: Article III – Establishment of Districts and Uses, Section 3.7.5 – Storage within Truck Bodies, Trailer Vans or Cargo Vehicles, allowing the Building Inspector to grant permits rather than the Board of Selectmen.

Full text of the above recommendations by the Planning Board is available in the Town Office.