



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD MEETING

Thursday, August 03, 2023 – 6:30 p.m. – Town Hall Conference Room

Members Present: Bob Dion, John McDevitt, David Moore, Stephan Toth, Steve Smith (Board of Selectmen's Rep)

Members Absent: Steve Gerrato, Catie Medeiros, Richard Winsor (Alternate), Stu Gerome (Alternate)

Late Arrival: Phil Dion (Alternate)

Staff Present: Mark Fougere

B. Dion opened the Planning Board meeting at 6:30 p.m. He announced a quorum was present and the meeting was being recorded.

1. Presentation by Harmony Homes

B. Dion introduced Maggie and John Randolph of the GSD Group. The GSD Group includes Harmony Homes Assisted Living and Memory Care, Unity Hospice and GSD Construction. J. Randolph is the owner of GSD; M. Randolph is the owner of GSD Studios, an architecture and planning firm with a focus on community, sustainability, and the concept of home. M. Randolph is a registered architect in the State of New Hampshire.

B. Dion stated that based on discussions with the Planning Board over the last several months, it was clear that members had their own concepts about tiny homes. They are one possible element in reducing the dire shortage of work force housing in New Hampshire, they create opportunity for younger generations to get started with their own home, and they create an opportunity for older members of the community to downsize. B. Dion urged the Planning Board to keep an open mind when listening to the presentation. The Planning Board would determine if there was a place in Greenland for tiny homes.

A copy of the Power Point presentation is on file. M. Randolph explained the zoning program in Dover (Transfer Development Rights Program) and the ability to buy density from their Industrial Zone. In Dover, they are building 44 units on 4 acres. They suggested tiny homes would be great as accessory dwelling units. J. McDevitt noted that water and sewer would be a limiting factor in Greenland. M. Randolph responded for this type of project, there are ways within the existing DES regulations of being denser. There are treatments with systems that can be built densely, with a supporting system offsite. J. McDevitt stated in Greenland it would have to be a community well and community septic system.

M. and J. Randolph were trying to find a way to add housing to the area. It does not have to be so intense or feel intrusive and scary.

DRAFT: SUBJECT TO CHANGE

2. Zoning Ordinance Amendments

Proposed Updates: The ongoing list of proposed updates (copy on file) was discussed. M. Fougere stated that the Board needed to make a decision by early October if they wanted to include any Zoning Ordinance updates on the ballot; hearings start in December and need to be completed by January.

S. Toth removed his suggestion for Zoning Ordinance Update Item 2. It was not necessary; he had submitted an Electric Vehicle Infrastructure Ordinance for Board review and comment.

Item 6, an amendment to the ADU Ordinance, was discussed. J. McDevitt questioned '1,200 square feet but not more than 40% of the principal, whichever is greater'. He noted there were houses in Town bigger than 1,200 square feet and suggested 40% of the principal only. M. Fougere recommended a cap at no higher than 40%. B. Dion requested that M. Fougere create an amendment to the ADU Ordinance: 1,200 square foot cap but not more than 40% of the principal, whichever is greater. This will allow detached ADU's, which are currently not allowed.

Item 7: M. Fougere questioned if the Board was comfortable allowing a detached ADU on the standard lot size or larger lots. A larger lot would restrict who can have an ADU. D. Moore noted that a conservation subdivision with smaller lots would be more restricted. Item 7 was removed from the list.

Subdivision and Site Plan Updates: M. Fougere will rewrite Items 1 through 3, making the language clearer. M. Fougere noted that amendments to the Subdivision and Site Plan Regulations can be made at any time with a public hearing. Zoning Ordinance amendments have a very specific period of time and must be voted on at Town Meeting.

Frontage Reduction: moved to Zoning Ordinance. S. Toth felt 200 feet of frontage was too large.

Electric Vehicle Infrastructure: This draft was submitted by S. Toth for Board consideration to be included in the Site Plan Review Regulations. B. Dion stated that the Board would not be voting on that article at this meeting.

S. Toth stated that he has been working on a Site Plan Review Regulation for electric vehicles. Including it in the SPR will provide more flexibility. This article is intended to prepare for the influx of electric vehicles. Other towns are moving forward with requiring electric vehicle infrastructure to be installed in new developments. S. Toth, after speaking with TA Sanderson, did not believe that the State has given towns the authority to make that a requirement. S. Toth assured that there are no requirements in the regulation he submitted to build electric vehicle infrastructure. He has also spoken to Chief Cresta, Fire Department, and made modifications to language that electric vehicle infrastructure should not be installed inside a residence. Much of the regulation deals with safety, suitability, violations, etc. It was S. Toth's belief that this proposed regulation would prepare the Town to be better situated to deal with electric vehicle infrastructure as it becomes more common.

M. Fougere stated that he would not be surprised if the private sector reacts to the market and commercial entities will install electric vehicle infrastructures. There should be guidelines for installing them.

S. Toth used the template from the Southern Maine Planning Commission as the base of his proposed regulation. In addition, many other resources from across the country were used.

DRAFT: SUBJECT TO CHANGE

Town Center: B. Dion noted that Rockingham Planning Commission is organizing a charrette about Rt. 33 and the Winnicut River Bridge to be held in October. He recommended that the Town Center Zone be established before the charrette. He asked the Board to review the Town Center Zone submitted by C. Medeiros and make any changes. The Town Center Zone will be discussed at the work session on Thursday, September 07th. M. Fougere stated that this proposal will need to be voted on at Town Meeting in March. There was discussion regarding the location of the Town Center Zone. M. Fougere suggested it could be an overlay district or a new zone: it would be a Board decision. S. Toth suggested from Remembrance Park to the Town Hall; B. Dion included down to the Dunkin' area on Portsmouth Avenue. M. Fougere suggested starting at Dunkin', continuing to the Town Office area and to Remembrance Park (just past Greenland School); the Board agreed to the location.

Zoning Ordinance – Article XXI: Penalty: S. Toth suggested updating the language for Article XXI – Penalty, Section 21.1 – Fines.

3. Fee for Mylars to Registry of Deeds

The following fees will be charged for taking mylars to the Registry of Deeds:

- First time: no fee
- Second time for the same mylar: \$100
- Each additional time for the same mylar: the fee will double

MOTION: S. Smith moved to approve the fees for taking the mylars to the Registry of Deeds as written. Second – J. McDevitt; all in favor. MOTION CARRIED

4. Other Business

J. McDevitt questioned permits for building demolition and the expiration date. It was noted that permits are good for one year and there is a renewal fee of \$100 for an additional year. There is no limit on the number of times a permit can be renewed. J. McDevitt questioned if there should be a limit. M. Fougere suggested that a demolition permit must be completed within a specified time frame. If not completed within the specified time, it may be possible to charge a fee (an attorney would have to clarify). D. Moore suggested something similar to the mylar fee: the fee would double each time the permit is renewed. M. Fougere will research and report back to the Board at the meeting on Thursday, September 07th.

5. Approval of Minutes

MOTION: D. Moore moved to approve the minutes of Thursday, July 20, 2023. Second – J. McDevitt; all in favor. MOTION CARRIED

6. Consent Agenda

- Escrow – Donahue, Tucker & Ciandella: **\$92.50**
 - Tower Place (Summer Wind): \$92.50
- Town Budget - Fougere Planning & Development: **\$1,368.90**

DRAFT: SUBJECT TO CHANGE

MOTION: S. Smith moved to approve the Consent Agenda as presented. Second – D. Moor; all in favor.
MOTION CARRIED

7. Topics for the Public Hearing

There were no topics for the public hearing on Thursday, August 17th.

MOTION: D. Moore moved to cancel the meeting on Thursday, August 17, 2023. Second – S. Smith; all in favor. MOTION CARRIED

8. Adjournment

MOTION: J. McDevitt moved to adjourn at 7:38 p.m. Second – D. Moore; all in favor. MOTION CARRIED

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| NEXT MEETING |
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Thursday, September 07, 2023 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant