



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, February 06, 2014 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Chip Hussey, John McDevitt, David Moore, Paul Sanderson, Mo Sodini – Selectmen's Rep, Rich Winsor, Steve Gerrato - Alternate

Staff Absent: Dylan Smith – RPC Circuit Rider

Chair Gerome opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Action Items for 2014

The Board discussed their action items for 2014. Mr. Smith has started working on a stormwater management regulation incorporating LID's and nitrogen removal. With the Board's permission he will submit it to the Town Engineer for his comments. Mr. Smith also suggested revising the Master Plan, defining a Town common or village district within Greenland, and conservation overlay districts. It was suggested that stormwater management be done in conjunction with the Town Administrator. Mr. Sodini added that much of stormwater management depended on sewer coming into Town.

Rezoning from Bayside Road down was discussed. Some members questioned looking at form based zoning. Mr. Smith added it can be cumbersome administratively, and suggested shaping the existing architectural design guidelines with good pictures and framework for a defined area. He continued that the Board may not be ready for form based code, but could start looking at design elements of form based code within a site plan review regulation. Chair Gerome stated that the Town Engineer wouldn't do the review; it would have to be done by the Planning Board.

Mr. Hussey told the Board that signage on Rt. 33 was a concern of business owners in what may become the village district. Currently, signs cannot be placed in the right-of-way, but must be off the road. He suggested that prior to developing an area, the basics needed to be addressed before asking property owners to make further investments. Mr. Smith suggested that should the Board decide on a village district, inviting the landowners to discuss general concepts, themes, and ideas would be instrumental to zoning passage. The proposed village district would include the following: the railroad tracks on Portsmouth Avenue to Suds N Soda, Dunkin' Donuts to the Maloney Complex on Post Road, past the Town Office on Portsmouth Avenue down to Cumberland Farms. Mr. Sanderson suggested that defining the village district could be done as part of the revisions to the Master Plan. Discussing the 2007 Master Plan, Mr. Smith stated that the village district is defined in the Existing and Future Land Use chapter.

Mr. Sanderson agreed stormwater management should be addressed. In addition, telecommunications should be updated due to significant changes on the federal level; Mr. Sanderson and Mr. Smith will work on those revisions. Housing discussions are also necessary because surrounding towns are being built out. Mr. Smith suggested an update to that section of the Master Plan.

Due to concerns with the senior ordinance, it was suggested that Christian Smith attend a work session to explain why developers aren't looking at senior housing. Mr. Sodini updated the Board on Sanctuary Care requesting land from the Town for age restricted housing.

Mr. McDevitt's concern was with the lack of a deep commercial tax base in Greenland. It was suggested that the Selectmen may want to look at the type of businesses that can be attracted to Greenland. Mr. Sanderson stated that sewer in the residential area behind Target could transition that area into smaller doctor's offices and businesses.

Mr. Sanderson also stated that more Planning Board alternates needed to be developed because there would be changes on the Board. Using the example of a Town that was down to one (1) ZBA member, he told the Board that under the statute, there can't be a valid zoning ordinance without a ZBA.

Mr. Hussey stated he would like to see the Planning Board require proof that a conservation subdivision could be done before a conventional. The lot size would have to be based on soil type. Mr. Smith added that there are towns that require a conservation subdivision first. Chair Jerome agreed it would be a good idea, especially when bordering existing conservation land.

Mr. Smith reminded the Board that the current Site Plan Review Regulations need to be revised. The Town Engineer had made recommendations that need to be reviewed.

Discussion turned to the age restricted housing ordinance. Mr. Sanderson told the Board that Continuous Care Retirement Communities require a different type of ordinance than for independent living without children. The current ordinance is geared towards independent living; however, some Board members felt both types should be considered.

In summary, action items for 2014 will include but are not limited to: telecommunications, stormwater management update (Mr. Smith will provide a draft for the May work session), revising the 2007 Master Plan, age restricted housing, and defining the village district.

2. Approval of Minutes: Thursday, January 06, 2014

MOTION: Mr. Hussey moved to approve the minutes of Thursday, January 06, 2014. Second – Mr. Sodini; six (6) in favor, one (1) abstain (Mr. Winsor). **MOTION CARRIED**

3. Topics for Public Hearing: Thursday, February 20, 2014

Topics were reviewed.

4. Other Business

- Issuing Building Permits before Town Meeting: Using the 1533 Greenland Road project as an example, Mr. Sanderson stated that if they appear before the Planning Board for Design Review in February, they will be subject to the ordinance as it sits not as it will be. Mr. Smith added modifications can be made, depending on the voting results. Enforcement is done on the stricter regulation prior to Town Meeting. Mr. Sanderson referred to RSA 676:12; what is proposed is what the building permit is based on.

5. Adjournment

MOTION: *Mr. Hussey moved to adjourn at 8:11 p.m. Second – Mr. Sodini; all in favor. MOTION CARRIED*

NEXT MEETING

Thursday, February 20, 2014 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Board Secretary

Approved: Thursday, February 20, 2014