



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
11 Town Square • PO Box 100  
Phone: 603.431.7111 • Fax: 603.430.3761  
Website: greenland-nh.com

**MINUTES OF THE PLANNING BOARD WORK SESSION**

---

Thursday, November 03, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Courtney Homer, Chip Hussey, John McDevitt (Selectmen's Rep), David Moore, Rich Winsor, Steve Gerrato (Alternate), James Connelly (Alternate)

*Members Absent:* Scott Baker

*Staff Present:* Mark Fougere - Consultant

---

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. Sign Ordinance Revisions

Members of the Sign Committee were present: Sandra Makmann, Leonard Schwab and Jim Marchese, Building Inspector. Revisions were discussed at length, and will be further reviewed at the meeting on Thursday, November 17, 2016. A copy of revisions made during the work session is attached.

2. Any Other Ordinance Changes

M. Fougere updated the Board on the possible Zoning Ordinance changes that need to be made. Included are Accessory Dwelling Units (must meet the new statutory provisions that were passed); rezoning 29 Cemetery Lane from Residential to Commercial; rezoning the lot on the corner of Bramber Valley Road and the Vernita connection from Residential to Commercial (the Board was in agreement to leave it as Residential); removing the existing lot merging article (it will expire 12.31.2016); the possibility of increasing the minimum lot size; S. Gerrato added he would like to discuss increasing the lot size for duplexes; allowing medical offices, clinics and ambulatory surgical centers as Conditional Use Permits where currently prohibited in the Commercial Highway District (the Board was in agreement to discuss medical offices and surgical center; M. Fougere will define both). Also to be discussed will be roof pitches, open display areas, and increasing lot sizes for duplexes.

3. Topics for Public Hearing: Thursday, November 17, 2016

Topics for the public hearing were reviewed.

4. Approval of Minutes

Approval of minutes was continued to the next meeting.

## DRAFT: SUBJECT TO CHANGE

### 5. Approval of Invoices

**MOTION:** R. Winsor moved to approve payment to Altus Engineers in the amount of \$2,191.74 from the Planning Board Escrow Account and Fougere Planning in the amount of \$1,792.95 from the Planning Board Town budget. Second – C. Homer; all in favor. MOTION CARRIED

### 6. Other Business

M. Fougere updated the Board on the new concerns on Van Etten Drive. The Ordinance requires that front stone bounds be installed prior to the issuance of a building permit. That wasn't done on Van Etten Drive. There are electrical boxes on many of the corner lots; when the surveyor submitted his corner lot pins, he etched a mark on top of the electrical box to show the corner of the lot. A bound cannot be set in the middle of an electrical box. It was suggested that the boxes be moved and bounds set correctly. The plan detail shows the electrical box on the property owner's land; however, the box is actually set half on the property and half in the right-of-way. M. Fougere suggested that in the future there be a detail box on the plan showing the location, enlarged to 1:10.

Right now, the box is slid forward over the pin and into the right-of-way; the pin was not set first. Another lot has a stone with a drill-hole. Chair Jerome suggested a "witnessed bound" could be done. All bounds have been determined; a bound could be put in 25' from the corner bound on lots where the electrical boxes are an issue. They would need to do the bounds, show them on the plan, re-do the plan and have it recorded. The impact of having the boxes on private property: easements will have to be done. The utility company doesn't have an easement to service the boxes because they're on private property. M. Fougere stated that the plan was approved without easements and the boxes are shown on private property. M. Fougere read a portion of the letter from Ambit Engineering in response to the Building Inspector's concerns about the monumentation (copy on file). All information will be forwarded to the Town Attorney for review and comments.

### 7. Adjournment

**MOTION:** R. Winsor moved to adjourn at 9:07 p.m. Second – C. Homer; all in favor. MOTION CARRIED

NEXT MEETING
--------------

Thursday, November 17, 2016 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectively Submitted – Charlotte Hussey, Secretary to the Boards

Approved: \_\_\_\_\_