



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE PLANNING BOARD WORK SESSION**

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Thursday, December 01, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, David Moore, Steve Gerrato (Alternate), James Connelly (Alternate)

*Members Absent:* John McDevitt (Selectmen's Rep), Rich Winsor

*Staff Present:* Mark Fougere - Consultant

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Chair Gerome opened the Planning Board meeting at 7:05 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Zoning Ordinance Amendments

- Zoning Ordinance amendments will be forwarded to public hearing on Thursday, December 15, 2016. Item 2, rezoning Map U5, Lot 10, will be changed to include the street address (29 Cemetery Lane).
- There is no clear definition of Cottage Industry. Article 3.7.1 was amended in 2011 to only allow uses specifically permitted in the Table of Uses. However, there are no allowed uses. Chair Gerome stated that it was the Board's intention not to allow retail in the Residential zone. M. Fougere will revise for the work session portion of the meeting on Thursday, December 15, 2016.
- Wells are not allowed in the buffer zone; they are normally allowed. Article 18.6.1 shows allowed uses in the buffer zone with a Conditional Use Permit, however, does not include wells. C. Hussey, also Chair of the Conservation Commission, stated that not allowing wells in the buffer zone was not the intent. M. Fougere will amend Article 18.7.2 to exempt wells for the meeting on Thursday, December 15, 2016.
- Duplexes: The Town Attorney thinks it would not be a problem to change the requirement for duplexes to a Conditional Use Permit and create generic criteria for design. It is currently a permitted use. Chair Gerome added that even though it's an allowed use, it will need to be reviewed by the Planning Board. A Conditional Use Permit will include criteria that will need to be met. Septic would be reviewed at the same time.

S. Gerrato stated at one time that duplexes were owner-occupied. They were also a simple design. Eventually, a duplex could be converted into a condo. Now builders can get two full size houses on a single lot; he felt they were taking advantage of the Town. S. Gerrato suggested that the frontage for duplexes be increased to 300' to try to slow down growth.

## DRAFT: SUBJECT TO CHANGE

S. Gerrato also expressed his ideas for slowing down developers: change the lot size for duplexes, new road requirements (the developers needed to build a better road), and no wetland crossings. Wetlands don't purify the water, but hold back contaminants.

Chair Gerome asked S. Gerrato to provide, at the next meeting, a spreadsheet comparing road structure in North Hampton, Portsmouth, Greenland, Newington, New Castle and Stratham. The spreadsheet should include base, wearing course, and top coat. Chair Gerome noted that the Roadway Design Criteria (Subdivision Regulations) was updated in 2014. Several members of the Board were in agreement with S. Gerrato that wetland crossings should not be allowed.

S. Baker stated he had great respect for builders and property owners. He didn't want to slow down growth but wanted to look at ways that respect builders and property owners, and do it the right way. He was concerned about large properties that could become another Falls Way. He added that he didn't get on the Planning Board to slow growth, but rather to contribute to the Town. He may be in favor of slowing growth if it didn't impede builders and infringe on property owners rights to sell. It's a fine line looking at all variables: property owners, builders (which are business owners) and the Town. He suggested looking at phasing as a potential means to slow growth if there's another Falls Way.

M. Fougere will make revisions to Article 4.2 – Table of Dimensional Requirements to include duplexes. In addition to architectural control and two separate septic systems, the criteria would include: increasing the lot size to 90,000 sq. ft. and 60,000 sq. ft. of upland, 200' frontage; workforce housing duplex: 60,000 sq. ft. and 45,000 sq. ft. of upland.

- Work Force Housing: There is no Work Force Housing Ordinance. S. Gerrato suggested solving the problem by making the maximum size of each side of a duplex 1,000 sq. ft. Chair Gerome stated it's not always about slowing building down, but creating the housing that is needed. It's not just building two 1,000 sq. ft. units, but should four 900 sq. ft. units be allowed on four acres. The Board needed to be thinking progressively.
- Septic: The Town Engineer thought the septic rules were stringent enough compared to other communities. M. Fougere assured members that the Building Inspector was very thorough with septic reviews and inspections.

### 2. Topics for Public Hearing: Thursday, December 15, 2016

Topics for the public hearing on Thursday, December 15, 2016 were reviewed.

### 3. Approval of Minutes

**MOTION:** C. Hussey moved to approve the minutes of Thursday, November 17, 2016. Second – S. Baker; seven in favor, one abstain (D. Moore). MOTION CARRIED

### 4. Other Business

There was no other business to discuss.

### 5. Adjournment

**MOTION:** C. Homer moved to adjourn at 8:15 p.m. Second – D. Moore; all in favor. MOTION CARRIED

## DRAFT: SUBJECT TO CHANGE

NEXT MEETING
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Thursday, December 15, 2016 – 7:00 p.m., Town Hall Conference Room, Public Hearing and Work Session

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: 