



CONSERVATION COMMISSION
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MINUTES OF THE CONSERVATION COMMISSION

Tuesday, June 10, 2014 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Chip Hussey, Bill Bilodeau, Laura Byergo, Joe Fredericks, Kevin Lucey

Members Absent:

Chair Hussey opened the Conservation Commission meeting at 7:13 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Planning Board Applications: Review

a. Site Plan Review: 55 Ocean Road [Map R21, Lots 42 & 43]

Owner: Carol Hughes

Applicant: Dan Hughes

The owner and applicant are proposing a 32 x 36 commercial building with associated site improvements, construction of an asphalt driveway with parking area and septic system, and minor site grading to accommodate the site improvements.

Chair Hussey explained to members that a restriction was put on the land when McDonald's was built prohibiting any additional building on that lot; 55 Ocean Road is going to the Zoning Board on June 17 to revoke that Variance. The property was originally zoned residential, but is now commercial abutting residential. The proposal is for a commercial building which will be non-retail. J. Fredericks pointed out that the first floor will be a garage and the second will be an office; it's basically a barn with a finished loft. Chair Hussey added there weren't any setback infringements.

The Commission agreed there was no action required.

b. Conditional Use Permit: 75 Tuttle Lane [Map R9, 1A]

Owners: Robin & Dorothy Hughes

Applicants: Bob & Barbara Dion

The owners and applicants are proposing the construction of a single family dwelling that will include a driveway and walkway to be built partially in the wetlands setback.

Chair Hussey told the Commission that the applicants were granted a Special Exception at the ZBA meeting on May 20, but were denied the shed. Although the Conservation Commission could appeal the decision of the ZBA, Chair Hussey didn't feel it was necessary. J. Fredericks felt there was a way onto the property without going through the wetlands setback. There was a discussion regarding the driveway and a three car garage. It was noted there were no elevations on the plans submitted. L. Byergo suggested the applicants reconfigure the three point parking space and cut it back to get it out of the wetlands setback.

The Commission also felt it was a poor plan. Their recommendation to the ZBA was to include elevations and the direction of water flow when dealing with the wetlands setback. Although the Conservation Commission had some concerns about the deck and retaining wall in the wetland buffer, they didn't see a solution to the driveway location without realigning the house.

c. 1533 Greenland Road Subdivision of Land: Moved to the July Planning Board Public Hearing (Thursday 07.17.14)

This item will be discussed at the July meeting.

2. Conservation Subdivision Density Bonuses

J. Fredericks suggested that the Planning Board look at a model ordinance and how density bonuses are handled. He continued that writing a formula into law as an "if/then" statement would be very cut and dry; example: if they build shorter roads than a standard subdivision, then there would be a bonus given. L. Byergo suggested that in a conservation subdivision, bonuses should be tied to a conservation enhancement. She continued that developers should have to prove there would be less impervious surface than a conventional subdivision. Chair Hussey suggested that moving developers more towards conservation subdivisions/cluster zoning and saving open space would be beneficial. J. Fredericks added that the advantage would compact the development into a smaller space while preserving open space. Conservation subdivisions are one part of the formula for keeping open space and maintaining the rural character of the town. The ordinance should also address if it's true conservation; if it's open space, another ordinance should be used. Incentives and bonuses need to be tied to conservation.

J. Fredericks will submit recommendations for conservation subdivisions, but will not write an ordinance. He will include formulas for bonuses, shortened roads and permeable surfaces where possible. He will try to have something ready for the July meeting.

3. Meeting Date

The Conservation Commission will change their meeting date to the second Wednesday of the month, effective with the July meeting.

MOTION: J. Fredericks moved to change the monthly meeting of the Conservation Commission to the second Wednesday of every month. Second – L. Byergo; all in favor. MOTION CARRIED

J. Fredericks will be away for the September meeting; L. Byergo will miss the August meeting.

4. Managed Growth

Managed growth is a master plan issue. According to a recent article in *The Portsmouth Herald*, Greenland is one of the fastest growing towns in the area. There needs to be a mix of industrial, commercial and residential in order for the community to thrive. Chair Hussey stated there needed to be an ordinance to slow growth in Greenland if the commercial side wasn't keeping pace with the residential side. J. Fredericks suggested a target ratio for tax receipts; example: tax receipts should stay within a specific ratio without relying on 60% residential for your total tax receipts; 40% must come from industrial/commercial. A primary reason for this type of approach would be to partially insulate the town from economic recessions and booms. A more mixed tax base doesn't rely on one income stream and makes the town more recession proof. L. Byergo suggested finding a regulation giving

residents an incentive for keeping their land as either agricultural or open space. J. Fredericks added, that in theory, an ordinance could be written stating that reviews would be expedited for the redevelopment of existing commercial.

It was also suggested to change zoning, refining the definition of commercial. A distinction could be made between passive commercial (example: warehousing) and aggressive commercial (example: Target). Growth could be directed to limit “big boxes”.

J. Fredericks pointed out there is no Chamber of Commerce in Greenland or anyone actively seeking business and/or industry. If Greenland is going to continue to grow in a balanced way, there needs to be more proactive steps taken which may include changing the ordinance or promoting the desired growth.

5. Back Bay Terrace Stormwater

The new culvert on BBT was discussed. Chair Hussey has spoken to the Town Administrator, and there is additional work to be done. A rain garden will be done when permits are approved.

It was stated that there was no engineering done on the BBT project. There was no engineering analysis of the watershed size calculating the amount of water running off the new pavement nor was a drainage study done. This was an “in kind” replacement. Chair Hussey added this was the second time he’s been told it was an “in kind” replacement. How do you enforce regulations when the Town doesn’t follow them?

6. Other Business

- B. Bilodeau updated members on the path at Cushman Way. Chair Hussey stated it was suggested to contact Eric Chinburg. The path should be marked as soon as possible and finished as a trailhead.
- The wetlands permit submitted by NH Fish & Game was reviewed.

MOTION: *J. Fredericks moved to authorize Chair Hussey to sign the Permit by Notification as submitted by NH Fish & Game.*

DISCUSSION: L. Byergo requested more time to review the application. J. Fredericks explained that the NH Fish & Game Department was filing a request to clean out a drainage ditch.

MOTION: *J. Fredericks moved to authorize Chair Hussey to sign the Permit by Notification as submitted by NH Fish & Game. Second – B. Bilodeau; all in favor. MOTION CARRIED*

- Trails: L. Byergo updated members on her recent discussions with RPC. They are still working on their proposal; she has not heard from Fields/Pond. Rails to Trails has received their plans from RPC, and know how they going to connect with the Southeast Land Trust.

7. Approval of Minutes: Tuesday, May 06, 2014

Approval of minutes will be continued to the July meeting. Note: Draft minutes of the meeting on Tuesday, May 06, 2014, were emailed on Monday, May 12, 2014.

8. Adjournment

MOTION: *B. Bilodeau moved to adjourn at 8:33 p.m. Second – J. Fredericks; all in favor. MOTION CARRIED*

NEXT MEETING

Wednesday, July 09, 2014 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: July 09, 2014