



**PLANNING BOARD**  
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**MINUTES OF THE PLANNING BOARD**

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Thursday, September 21, 2023 – 6:30 p.m. – Town Hall Conference Room

Members Present: Bob Dion, Phil Dion, David Moore, Stephan Toth, Steve Smith (Selectmen’s Rep)  
Members Absent: Steve Gerrato, John McDevitt, Catie Medeiros, Frank Catapano (Alternate), Stu Gerome (Alternate), Richard Winsor (Alternate)  
Staff Present: Mark Fougere

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

1. Projects of Regional Impact

There were no projects of regional impact.

2. **Conditional Use Permit**

24 Winnicut Road (Map R10, 24: Residential Zone)

Applicant: Christopher Rice, TF Moran

Owner: Brad Peterson, REP Enterprises

The owner and applicant are proposing to construct a paved driveway with an apron on Winnicut Road to provide access to the existing storage trailer area. The proposed driveway is 24 feet wide and approximately 260 feet in length. Improvements include grading, drainage, and landscaping. There are no wetland impacts; however, work is proposed in the wetland buffer. Retaining walls are proposed to limit buffer impacts.

The applicant, on behalf of the owner, requested to withdraw the application for 24 Winnicut Road. M. Fougere noted that NHDOT did not like the driveway location.

MOTION: S. Smith moved to withdraw the application for 24 Winnicut Road without prejudice. Second – S. Toth; all in favor. MOTION CARRIED

3. **Design Review**

125 Dearborn Road (Map R12, 12: Residential Zone)

Applicant: Jay Lajeunesse - Dearborn Woods, LLC

Owner of Record: Donna Martel, Trustee – Martel Realty Trust

The owner and applicant propose to subdivide approximately 22.12 acres into a 13-lot subdivision. This will be a conventional subdivision with 11 single family homes and two duplex lots. The proposed road will be off Dearborn Road.

## DRAFT: SUBJECT TO CHANGE

This application was continued to the meeting on Thursday, October 26, 2023, due to an error in notification; one abutter was not properly notified. The abutter would need to attend the meeting and waive their right to a 10-day notification and that did not happen. In addition, there is a lack of clarity with the Town's assessing maps. The lot was shown on the survey plan submitted with the application. B. Dion commented that this would create an unforeseen and possibly difficult financial burden on the builder. M. Fougere stated that the applicant generates the abutter list.

MOTION: S. Smith moved to continue the application for 125 Dearborn Road to the public hearing on Thursday, October 26, 2023. Second – D. Moore; all in favor. MOTION CARRIED

#### 4. MS-4

M. Fougere spoke with TA Sanderson regarding Minimum Control Measures 4 and 5, which deals with control of construction and post-construction run-off. There was nothing new to report. B. Dion informed the Board that the Town owes the USEPA a report on Minimum Control Measures 4 and 5. TA Sanderson had pointed out to the Board at the work session on September 07<sup>th</sup> that it would be helpful if they updated the Site Plan Review and Subdivision Regulations. M. Fougere noted that drainage was reviewed by Altus Engineering and any post-construction project is reviewed. M. Fougere will check with TA Sanderson what is required from the Planning Board.

S. Toth questioned if the Town's stormwater regulations were up to date. M. Fougere responded that the Board adopted new regulations five years ago; the Planning Board received a grant and the Rockingham Planning Commission helped write the regulations.

There was a discussion about what the Town needed to do to meet the requirements. S. Smith added some issues included salt storage, manhole cleaning, road sweeping, etc. Anything that deals with drainage, waterways and culvert cleaning is included in the MS-4. M. Fougere noted that the Town's new property maintenance provider is GreenPro Certified. Debbie Beck, Bayside Road stated there are 139 catch basins that need to be cleaned.

#### 5. Approval of Minutes

MOTION: S. Smith moved to approve the minutes of Thursday, September 07, 2023. Second – P. Dion; four in favor, one abstain (D. Moore). MOTION CARRIED

#### 6. Consent Agenda

There were no items for the Consent Agenda.

#### 7. Other Business

**Change in State Statute:** M. Fougere noted that the State statute has changed, and the Planning Board can no longer require a bond to be in place until a lot is sold or a building permit has been submitted. See Subdivision Regulations Section VI – General Principles and Design and Construction Standards for Subdivisions, Subsection 4.4.7 – Performance and Maintenance Security (amended 2022) for the current regulation. The Board must be in compliance with the new statute by October 02, 2023. M. Fougere will write a revised regulation for the next work session. B. Dion asked if something similar but different could be done to protect the Town. M. Fougere responded that inspections can be required, and erosion control must be done. Possibly a fine system could be done; if a developer goes bankrupt, they were not going to pay the fine. They will want a building permit as

## DRAFT: SUBJECT TO CHANGE

quickly as possible, and a bond will be required. Responding to B. Dion, M. Fougere reiterated that there could be no bonding under the new State statute. B. Dion noted that a building permit could not be issued without a bond.

**GACIT Meeting:** There will be a GACIT meeting on Thursday, October 19<sup>th</sup>, which is a Planning Board meeting. The Planning Board meeting has been moved to Thursday, October 26<sup>th</sup>.

**Greenland School CIP:** Greenland School responded to questions regarding their CIP submission (copy on file). This will be discussed further at the work session.

**New Hampshire Office of Planning & Development Meeting:** B. Dion attended an NHOPD meeting about the Capital Improvement Plan (CIP). The Board should review the CIP that was discussed at the last meeting before it is finalized and submitted to the Board of Selectmen, Budget Committee and/or School Board.

### 8. Work Session: Thursday, October 05, 2023

Items to be discussed include the CIP, changes to Planning and Zoning laws, bonding, Town Center Zone and other Zoning Ordinance amendments. S. Toth will be working on revising his EV Charging Station proposal. He asked Board members to review his proposal and contact him with any suggestions. It was suggested he may want to contact Chief Cresta again about the EV charging station.

C. Medeiros was working on the Town Center Zone project. B. Dion noted that the proposal should be reviewed by the Board for discussion at the next meeting. A copy will be emailed to the Board.

The Board was reminded there are not many work sessions remaining before public hearings begin. There are three work sessions until the end of the year.

**Agriculture Statute:** The Board will be emailed a copy of the Agriculture Statute in preparation for the October 26<sup>th</sup> public hearing. Bird Dog Cidery will be submitting an application for that meeting.

**Facilities Committee Meeting:** A meeting date has not been scheduled. S. Smith noted they are waiting for the reports from the structural engineer.

**PDA:** S. Smith updated the Board that he has spoken with Susan Parker, Greenland/Newington PDA Representative. Building plans are moving forward; the Million Air project is on hold due to water issues; Sig Sauer is adding onto the existing building (this is a small project); the healthcare facility is moving forward.

**Charrette:** B. Dion noted the design charrette for Rt. 33 has been postponed and will look into it further.

### 9. Adjournment

MOTION: D. Moore moved to adjourn at 7:06 p.m. Second – S. Smith; all in favor. MOTION CARRIED

### NEXT MEETING

Thursday, October 05, 2023 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant