



PLANNING BOARD
Town of Greenland • Greenland, NH 03840
11 Town Square • PO Box 100
Phone: 603.380.7372 • Fax: 603.430.3761
Website: greenland-nh.com

MINUTES OF THE PLANNING BOARD MEETING

Thursday, November 02, 2023 – 6:30 p.m. – Town Hall Conference Room

Members Present: Steve Gerrato, John McDevitt, David Moore, Stephan Toth, Bob Dion, Steve Smith (Board of Selectmen's Rep), Frank Catapano (Alternate)

Members Absent: Phil Dion, Catie Medeiros (Alternate), Richard Winsor (Alternate), Stu Gerome (Alternate)

Staff Absent: Mark Fougere

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

1. Capital Improvement Plan

Brian Helfrich, SAU 50 Director of Facilities, was present to answer the Board's questions regarding the School's CIP. B. Helfrich distributed a copy of the Greenland School District CIP Plan for 2024-2028 (copy on file).

Exterior Doors: There are four wooden doors in the stone school, some of which are cracked allowing cold air into the classroom and creating an energy loss. The School had a Homeland Security assessment in November 2022; those doors are a security risk. The proposed doors will be commercial with thermal rated glass, which will help with energy efficiency and security. The existing framing is rotting and will be replaced. The cost of \$10,000 per door and includes framing and installation. F. Catapano commented they got a great price on the doors. B. Helfrich stated that after the doors are installed, Seacoast Security would wire the doors into the security panel.

Window Replacement: There are 30 windows left to replace. The windows are non-traditional due to the building being historic. The current windows have metal wiring between the panes; they are illegal because fire departments cannot get through them (they can break the glass but cannot get through the wire). They are also a huge energy loss. Lead mitigation will also be done.

B. Helfrich noted there was a \$256,000 cut in the School budget. The CIP requests may not get put back into the budget. He continued that there was a discussion about doing two of the doors this year.

Safety and Security: B. Dion questioned if there were any school security grants available. B. Helfrich is applying for a Safe Grant, up to \$100,000, which will include the doors, security cameras, and a video intercom system. J. McDevitt questioned what level was placed on security for the doors and windows. B. Helfrich responded that fire safety and security were a priority for him. The windows were more of a concern for J. McDevitt than the doors due to fire safety. B. Helfrich stated the wire between the windowpanes created the fire safety issues. Part of the stone school has a sprinkler system.

DRAFT: SUBJECT TO CHANGE

Blinds: The blinds are from the 1980's, are cracked and stick together. They are also a safety issue due to the metal chains that extend to the floor. The other safety concern is that the teachers cannot see out when the blinds are closed. The blinds in the CIP are one way vision: the teachers can see out, but no one can see in. They also have a thermoguard system. It was noted that the blinds are not included in the CIP submitted to the Planning Board but are on Greenland School District CIP.

HVAC: D. Moore questioned the difference between the HVAC system requested during COVID and the mini-splits that were requested on the Planning Board CIP. B. Helfrich informed the Board that in the 1965 wing there was no air conditioning or air flow. The mini-splits are more energy efficient and provide heating, cooling, and dehumidification.

Seal Coating: Seal coating on the parking lot was done three years ago; crack sealing was more important. S. Smith stated that two years ago the Town tried to work a schedule with the School for paving and it was passed over. F. Catapano agreed the parking lot should be sealed coated every three years but did not need to be paved at this time, adding that the price of \$25,000 was fair.

Flashing Beacons: The flashing beacons were installed in the 1980's and need to be replaced. Flashing beacons on both sides of the crosswalk need to be replaced. The beacons would warn people there was a school in the area as well as a crosswalk. B. Helfrich noted that Post Road is a high-speed road. S. Smith noted there were crosswalk lights at Cherry Hill Road and the School. There was a discussion about the crosswalk lights at the School. B. Helfrich noted that the requirements for a crosswalk on a State road are different than those for a town road. He continued that TA Sanderson informed them that there is a highway school warning package for the pavement that should be done.

B. Helfrich explained that the CIP document will be updated every year. The goal is to make the impact as low as possible.

The Planning Board made the following recommendations to be included in the CIP.

- Doors: \$39,000 (2024)
- Windows: \$100,000 (2025-2026)
- HVAC: \$100,000 (mini-splits over 4 years)
- Seal Coating: \$25,000
- Roof Top Units: \$23,000 (per year/4 years)
- Flashing Beacons: \$31,450
- Blinds: \$13,300

MOTION: S. Toth moved to recommend the following items for the Capital Improvement Plan: doors--\$39,000 (2024); windows--\$100,000 (2025-2026); HVAC--\$100,000 (mini-splits over 4 years); seal coating--\$25,000; roof top units--\$23,000 (per year/4 years); flashing beacons--\$31,450, blinds: \$13,300. Second – J. McDevitt; all in favor. MOTION CARRIED

Planning Board recommendations will be made to the School Board and Budget Committee.

2. Zoning Ordinance Amendments

Accessory Dwelling Units: The amendment to the Zoning Ordinance Article III: Establishment of Districts and Uses, Section 3.7 – Supplemental Use Provisions, Subsection 3.7.11 – Accessory Dwelling Unit: Item 3.7.11.2 increases the living area of the ADU to 1,200 square feet of conditioned space or 40% of the

DRAFT: SUBJECT TO CHANGE

existing principle conditioned space, whichever is greater; Item 3.7.11.3 allows the ADU to be part of the principle dwelling unit or as a detached structure.

MOTION: S. Smith moved to forward the amendment to Article III: Establishment of Districts, Section 3.7 – Supplemental Use Provisions, Subsection 3.7.11 – Accessory Dwelling Units to a public hearing on Thursday, December 07, 2023. Second – D. Moore; all in favor. MOTION CARRIED

Conservation Commission: The Conservation Commission submitted proposed amendments to Article XVIII, Section 18.8 –Wetland Buffers, Subsection 18.8.2 – Required Wetland Buffers, ‘Limited Cut’ buffers found under the chart. The Board requested additional information and tabled further discussion.

MOTION: S. Smith moved to table until additional information was available. Second – J. McDevitt; all in favor. MOTION CARRIED

Town Center Zone: S. Smith, responding to S. Toth, stated that the purpose of the Town Center Zone was not to be downtown Portsmouth, but to maintain the rural integrity and small-town atmosphere. They were not trying to limit building; however, to keep the historic nature of the area. S. Toth suggested a Heritage District, which is less strict than a Historic District but would help maintain the character of the Town. S. Smith commented that a district would have tax implications; a district is a separate law of the town. B. Dion noted that a district had been discussed by the Board many times over the years and the reason this was the Town Center Zone.

S. Toth questioned if the Town Center Zone was possible without water and sewer. F. Catapano stated that the building he is doing is mixed use and will have City water but not sewer. The building will have five residential units on top and retail on the bottom. The goal was to have people live here and shop in the area, keeping the historic buildings and having it as more of a walking area. B. Dion commented that the intent of the Ordinance was to define a vision of what they wanted the area to become. F. Catapano responded that the area is already there: there is mixed use, residential, and businesses. The zone has a mix of everything.

S. Toth did not think it would work without sewer and water. A town center implies concentration, and everything is within walking distance. Without town water and sewer in that area, there has to be greater distance between each business. That creates more than just a strip mall. J. McDevitt stated that was a vision that probably would not happen. There was a discussion regarding parking and density. Under ‘District Purpose’, *Create some synergy between Portsmouth and Greenland* was removed. S. Toth stated that the plan needs more development. D. Moore commented that the Board could dictate the facade and that it would not look like a strip mall. The building height restriction is 35 feet.

Further discussion was continued.

3. Electric Vehicle Charging Infrastructure

F. Catapano commented that this proposal was very detailed, and time needed to be spent researching. J. McDevitt and F. Catapano acknowledged the work S. Toth did writing the proposed regulation. S. Toth noted he has been working on the regulation for the past couple of months. He used resources from Maine, Massachusetts, and New Hampshire. He also had input from an individual who deals with environmental issues. J. McDevitt had some concerns he reviewed.

DRAFT: SUBJECT TO CHANGE

Purpose and Authority: This is contained in the opening statement and applies to the entire unit; it is not needed. '....to facilitate and encourage the use of electric vehicles....': this is not being mandated or encouraged by the Board and should be removed. The purpose of the Board is not to take one side or the other. J. McDevitt recommended using **Scope**. A more appropriate wording would be *...The Planning Board shall review all proposed or modified commercial and/or residential site plans which includes installation of electrical vehicle charging infrastructure per the following provisions.*

Applicability: J. McDevitt requested S. Toth review Item 'B' and the referrals to State agencies. S. Toth used the Southern Maine Planning Commission and Strafford County Legal for definitions. S. Toth provided background information on Item 'C': the different levels are how fast vehicles charge.

Recommended Facilities: Item 'A' seemed like an unspoken mandate. S. Toth explained it would be less expensive to add an EV charging station while the house was being built rather than later. It would save the homeowner money to have the electrical capacity there. J. McDevitt noted it was a business or personal decision. B. Dion added it sounded like more than a recommendation as did many other things. Referring to a statement from D. Moore, S. Toth suggested another recommendation could be included that chargers were not installed in garages. B. Dion reminded members that the Fire Chief has stated he did not want anything inside and there is a committee at the State level reviewing EV chargers.

Item 'B' also sounded like it was mandated. S. Toth explained that if they want an EV charging station, it must be included on the site plan for review by the Board. J. McDevitt stated that he could not support Item 'B' as written. F. Catapano stated that the Town's codes should inform people how to add charging stations.

J. McDevitt recommended removing Item 'A' and moving Item 'B' to **General Requirements**, removing **Recommended Facilities** completely.

Responding to J. McDevitt's question about further review, B. Dion felt the most serious issues had been discussed. S. Toth would have a chance to restructure before the next review to become more amenable to the Board's needs. J. McDevitt reiterated that this regulation was needed to prepare for the future.

General Requirements and General Station Requirements: There was nothing in either section for residential; it appeared to be all commercial. J. McDevitt continued that if there was going to be a regulation, it had to include residential. S. Toth stated that was an area that did not have a lot of detail. What people did with their homes was more of a State issue. F. Catapano agreed with S. Toth. J. McDevitt stated that as this progressed, the Fire Chief needed to be involved. S. Toth has received feedback from Chief Cresta. F. Catapano suggested contacting the State Fire Marshal's Office. S. Smith added that there is a new Task Force looking at this through the State Fire Marshal's Office.

J. McDevitt noted that the word 'ordinance' could be found throughout the document. It needed to be changed to 'regulation'.

General Station Requirements: S. Toth explained that Item 'I' referred to parking incentives that may be granted. If the conditions are not met, the Board will have recourse. J. McDevitt requested that Item 'O' be removed; it was a political statement. F. Catapano did not think charging stations should be in the front of a store, especially if it took an hour to charge. J. McDevitt suggested: *EVCS's are encouraged to*

DRAFT: SUBJECT TO CHANGE

be located in convenient parking locations. Item 'R' – Usage Fees: S. Toth explained the intent was that people could not be forced to sign up for a club or service.

General Station Accessibility Requirements: J. McDevitt noted there was nothing regarding residential; S. Toth did not feel the Town had the power to regulate those. Item 'D': S. Toth explained that referred to ADA compliance. J. McDevitt requested that 'accessible' be defined; S. Toth has included a reference to recommendations by the US Access Board.

S. Toth will update based on Board comments and bring to the next work session.

4. Subdivision Regulations Amendment: Performance and Maintenance Security

This amendment is based on the State law that was recently passed regarding bonding.

MOTION: D. Moore moved to forward Section IV – General Principles and Design and Construction Standards for Subdivisions, Section 4.4 – Design Standards, Subsection 4.4.7 – Performance and Maintenance Security, to public hearing on Thursday, December 07, 2023. Second – S. Toth; all in favor. MOTION CARRIED

5. Approval of Minutes

Minutes from the meeting on Thursday, October 26th were not available.

6. Consent Agenda

- Town Budget – Fougere Planning & Development: **\$2,006.40**
- Town Budget – Donahue, Tucker & Ciandella: **\$185**
- Escrow – Altus Engineering: **\$2,376.50**
 - 603 Portsmouth Avenue - \$416.50
 - Summerwind Place - \$1960
- Escrow – Fougere Planning & Development: **\$496**
 - Tower Place - \$109
 - Dearborn Woods - \$387

MOTION: J. McDevitt moved to approve the Consent Agenda as presented. Second – F. Catapano; all in favor. MOTION CARRIED

7. Topics for the Public Hearing

- Subdivision of Land, Conditional Use Permit
125 Dearborn Road (Map R12, 12: Residential Zone)
Owner/Applicant: Jay Lajeunesse - Dearborn Woods, LLC
The owner/applicant proposes to subdivide approximately 22.12 acres into a 13-lot residential 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

- Conditional Use Permit
141 Ocean Road (Map R21, 52: Industrial District)
Applicant: Conor Madison – GZA GeoEnvironmental, Inc.
Owner: Eversource Energy

Proposed project includes the removal and replacement of transmission line, distribution lines and structures as well as the retirement of the Resistance Substation. Temporary wetland impact is approximately 27,925 square feet and 1,535 square feet of temporary buffer impact for equipment access and work pad placement.

8. Other Business

Time Limit for Public Comments: There was a discussion about limiting the time for public comments. The time limit will be 3 minutes and the topic must be germane to the item being discussed. The Board will be notified when the limit is approaching.

Alternates: S. Toth noted that at the October 26th public hearing there were eight members sitting on the Board and 8 members were voting. The Planning Board technically has seven members; only seven members can vote. Alternates must be 'voted up' if a regular member is missing and that must be done at the beginning of the meeting. Alternates may participate in the discussions but cannot vote unless sitting in for a member that is absent.

GACIT Letter: B. Dion drafted a letter from the Planning Board to Bill Watson, NHDOT Bureau of Planning & Community Assistance. S. Smith recommended members send a letter to Mr. Watson. S. Smith stated that Greenland has been underheard for a long time. The more this issue is in the public view as well as that of Mr. Watson and Mr. Cass, the better. J. McDevitt suggested submitting actual documentation of the light on Rt. 33/Bayside Road/Winnicut Road at 8:00 am and in the afternoon traffic to provide a visual. There is a back-up from the Portsmouth Avenue/Rt. 33 intersection to Bayside Road. B. Dion noted that a camera was put up at Ocean Road and Rt. 33 earlier in the year when there were traffic issues. J. McDevitt added that the letters are fine, but visual documentation is better.

Site Walk: A site walk will be scheduled at 125 Dearborn Road during the meeting on November 16th. Not removing the stone wall will be made a condition of approval.

9. Adjournment

MOTION: S. Gerrato moved to adjourn at 8:25 p.m. Second – J. McDevitt; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, November 16, 2023 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant