



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

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Thursday, March 05, 2020 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Steve Gerrato, John McDevitt, David Moore, Rich Winsor, Bob Dion (Alternate), Steve Smith (Selectmen's Rep)

*Members Absent:* Frank Catapano, Stu Gerome, Catie Medeiros (Alternate), Vaughan Morgan (Alternate)

*Staff:* Mark Fougere - Consultant

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Chair Winsor 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. March Farm Way Bond Release

M. Fougere reported that March Farm Way received a "clean bill of health" from Altus Engineering. Landscape and site work bonds are being held by the Town. The engineer questioned the specs for the bike rack, which did not match what was on the plans. M. Fougere felt the bike rack on site was close enough and probably held more bikes. Board members were not concerned about the bike rack. The bond releases will be on the Board of Selectmen agenda on Monday, March 16, 2020.

2. 2020 Goals

Goals for 2020 were discussed. M. Fougere noted when density is calculated for age-restricted housing, wetlands, slopes, and other items are taken out. Not removed is existing development; he recommended the Board address that issue.

Hammerhead specs were discussed. A waiver will be needed for a hammerhead; this item was removed from the "goals" list. Also removed: Site Plan Regulations – Item 2 (lighting requirements). Lot Configuration language is very poor; M. Fougere will re-write. Backlot road width: a range of "no less than/no greater than" will be included. The Village District will be included on each work session agenda. M. Fougere informed the Board that Cole Haan has contacted the City of Portsmouth about connecting to their sewer line. They have spoken to M. Fougere about the proposed zoning amendments.

The Building Inspector position was discussed. Most applicants are interested in two to three days per week. The current Board of Selectmen opted to wait to fill the position until after the upcoming elections. S. Smith stated he would like a committee formed that would include the Town Administrator, Board of Selectmen, a member from the Planning Board and a member from the Zoning Board.

## DRAFT: SUBJECT TO CHANGE

Redefining “Structure” was removed from the list of goals. It was suggested that M. Fougere look at Concord’s Pavement Degradation Ordinance. Cisterns are currently the responsibility of the HOA and can be covered through Board reviews. If the Board requires a cistern on a new public road, it becomes the Town’s responsibility. M. Fougere has spoken to Chief Cresta about the cistern requirement.

The overlay for Sea Rise is a result of the workshop held at the Great Bay Discovery Center several years ago. The closer to the Bay, the restrictions should be looked at because of salt water intrusion. Is the current ordinance adequate?

Master Plan: According to the Master Plan survey done last fall, two intersections were mentioned significantly as the second and third worst in Town (Rt. 33 was first): Breakfast Hill Road/Post Road and Post Road/Portsmouth Avenue. Should RPC be contacted to look at those intersections for ideas? The Town’s engineer suggested that Winnicut Road/Rt. 33 was critical; if that was fixed, it would help the whole corridor. S. Gerrato told the Board that the Selectmen appointed him to the Transportation Advisory Committee (TAC) as the Town’s representative. He would like TAC to work on that intersection. There are three lanes going across that bridge. In the morning two lanes across the bridge would have green lights; in the evening those lights would be off and the lights would be on for two lanes in the opposite direction. S. Gerrato suggested that RPC be involved and have this as a project for them. M. Fougere noted that a design for a roundabout in that location has been done by RPC.

There was a discussion about the truck exit from the Truck Stop onto Rt. 33. M. Fougere has met with them; if zoning is passed, they may be coming to the Planning Board.

### 3. Approval of Minutes

MOTION: J. McDevitt moved to approve the minutes of Thursday, February 20, 2020. Second – B. Dion; all in favor. MOTION CARRIED

### 4. Approval of Invoices

MOTION: J. McDevitt moved to approve payment of the following invoice from the Planning Board Town Budget: Fougere Planning & Development in the amount of \$706.32. Second – S. Smith; all in favor. MOTION CARRIED

### 5. Items for the Next Meeting

Items for the public hearing were reviewed. Design Review – 177 Winnicut Road; the application cannot be accepted during Design Review. M. Fougere suggested plans be sent to Altus Engineering for review as soon as possible. The Historic Commission has requested a detailed analysis because of the location next to a river. The Board would like the developers to go to the April Conservation Commission meeting. The formal application process has a timeline of 65 days for a Board decision once the application has been accepted as complete. There is no time limit on Design Review.

### 6. Other Business

There was no other business discussed.

### 7. Adjournment

MOTION: J. McDevitt moved to adjourn at 7:36 p.m. Second – B. Dion; all in favor. MOTION CARRIED

## **DRAFT: SUBJECT TO CHANGE**

NEXT MEETING
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Thursday, March 19, 2020 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant