



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

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Thursday, May 07, 2020 – 6:30 p.m. – Virtual via Zoom

*Members Present:* Frank Catapano, Stu Gerome, Steve Gerrato, John McDevitt, David Moore, Bob Dion (Alternate), Catie Medeiros (Alternate), Steve Smith (Selectmen's Rep)  
*Staff:* Mark Fougere - Consultant

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Vice Chair McDevitt opened the Planning Board meeting at 6:31 p.m. A roll call was taken; it was announced a quorum was present and the meeting was being held virtually through Zoom and recorded by audio. A checklist to ensure meetings are compliant with the Right-to-Know Law during the State of Emergency was read into the record by Vice Chair McDevitt.

Attendance of Planning Board members was taken by roll call: F. Catapano – aye; S. Gerome – aye; S. Gerrato – aye; J. McDevitt – aye; D. Moore – aye; B. Dion – aye; C. Medeiros – aye; S. Smith – aye.

1. Re-Organization of the Board

Vice Chair McDevitt noted that the votes to reorganize the Board would be made by elected members only.

MOTION: S. Gerome nominated J. McDevitt as Chairman of the Planning Board. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – yes; J. McDevitt – abstain; D. Moore – yes; S. Smith – yes. Five in favor, one abstain. MOTION CARRIED

J. McDevitt and S. Gerrato were both interested in the position of Chairman. S. Gerrato stated that he liked everyone on the Board and thought they were great, however, had concerns about meeting attendance by some members; it was unfair to applicants.

MOTION: F. Catapano nominated S. Gerrato as Vice Chairman of the Planning Board. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – abstain; J. McDevitt – yes; D. Moore – yes; S. Smith – yes. Five in favor, one abstain. MOTION CARRIED

2. Board Appointment – New Member

The Board needed to replace Rich Winsor who was elected to the Board of Selectmen. The two alternates on the Board were interested in the position. The appointed member will serve until March 2021, at which time he/she would have to run for elected office. After discussion among members that both alternates were highly qualified, C. Medeiros was appointed. Arrangements will need to be made with the Town Clerk to be sworn in as a member of the Planning Board. B. Dion will remain an alternate.

## DRAFT: SUBJECT TO CHANGE

MOTION: F. Catapano moved to appoint C. Medeiros as a member of the Planning Board, term to expire March 2021. Second – S. Gerrato; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – yes; J. McDevitt – yes; D. Moore – yes; S. Smith – yes. All in favor. MOTION CARRIED

### 3. Approval of Invoices

MOTION: S. Gerrato moved to approve payment of the invoice from Fougere Planning & Development in the amount of \$575.07 from the Planning Board Town Budget. Second – F. Catapano; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – yes; J. McDevitt – yes; D. Moore – yes; B. Dion – yes; C. Medeiros – yes; S. Smith – yes. All in favor. MOTION CARRIED

### 4. Approval of Minutes

S. Gerrato noted there was an error on page two of the minutes of Thursday, March 05, 2020, under the item “Master Plan”, last sentence of the paragraph. “M. Fougere noted that a design ....” should be “sketch”. The minutes will be corrected to indicate “sketch”.

MOTION: S. Gerrato moved to approve the minutes of Thursday, March 05, 2020 as amended. Second – D. Moore; roll call vote: F. Catapano – abstain; S. Gerome – abstain; S. Gerrato – yes; J. McDevitt – yes; D. Moore – yes; B. Dion – yes; C. Medeiros – abstain; S. Smith – yes. Five in favor; three abstain. MOTION CARRIED

### 5. Items for the Public Hearing: Thursday, May 21, 2020

177 Winnicut Road is scheduled for a Design Review; this will be a Zoom meeting. A Preliminary Conceptual Review was done by the Planning Board in February 2020. Planning Board members will receive a pdf of the plans; 11x17 copies of the plan will also be available to members. M. Fougere explained the process for the night of the meeting. S. Gerrato requested a better wetlands plan. M. Fougere noted there has been a redesign of the plan; the well has been moved away from the abutter. The pdf will also be on the Town website. Abutters will be notified by mail. The Conservation Commission would like to do a site walk with the Planning Board. The developer will go to the Conservation Commission after Design Review.

Postponed until the June public hearing: Henderson Way (formerly 705 Post Road) duplexes to be subdivided into condominiums; subdivision of land at 2A Osprey Cove (2 Osprey Cove, formerly 2 Bayridge Road).

*S. Gerrato left the meeting at 6:55 p.m.*

### 6. Other Business

Cole Haan needs additional parking and to expand their office space; the front yard is basically septic. Cole Haan contacted the City of Portsmouth about the sewer line before COVID-19. However, everything is on hold at this time. They are aware the new ordinance has passed. There has been no movement with rezoning and the Truck Stop. New England Development is also aware the new ordinance passed. There has been no movement regarding cisterns on public roads.

Board members voiced concerns with the Henderson Way development. They felt the design was similar to other houses the developer has built in Town, setbacks were incorrect and that the approved plan was not being followed. Elevations were submitted to the Board that had to be followed.

7. Adjournment

MOTION: S. Gerome moved to adjourn at 7:03 p.m. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerome – yes; J. McDevitt – yes; D. Moore – yes; B. Dion – yes; C. Medeiros – yes; S. Smith – yes. All in favor. MOTION CARRIED

NEXT MEETING
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Thursday, May 21, 2020 – 7:00 p.m., Virtual via Zoom

Submitted By: Charlotte Hussey, Administrative Assistant