



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

Thursday, December 03, 2020 – 6:30 p.m. – Virtual via Zoom

Members Present: Stu Gerome, Steve Gerrato, John McDevitt, David Moore, Bob Dion (Alternate)

Members Absent: Frank Catapano, Catie Medeiros, Steve Smith (Selectmen's Rep)

Staff: Mark Fougere - Consultant

Co-Chair Gerrato opened the Planning Board public hearing at 6:30 p.m. A roll call was taken by S. Gerrato; he 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 Co-Chair Gerrato.

Attendance of Planning Board members was taken by roll call: J. McDevitt – present; D. Moore – present; B. Dion – present; S. Gerome – present; S. Gerrato – present.

1. Zoning Amendment: Multi-Family Housing

M. Fougere has amended Article IV – Dimensional Requirements, Section 4.1.3, to include the wording “multi-family developments” (copy on file). In addition, M. Fougere has added Item 9 to Section 4.3 – Explanatory Notes. Concerns were raised during the recent ZBA meeting and how these sections were interpreted. These amendments should help clarify where multi-family areas are located within the CA Zone.

The amendment to Section 4.1.3 clarifies that the only place where more than one home on a lot is prohibited is the ‘R’ zone. There are provisions in the Zoning Ordinance for other locations allowing more than one residential unit on a lot.

In Section 4.3 – Explanatory Notes, Item 9 states that multi-family development density is to be determined by soil types and must be connected to municipal water. It is approximately 10 bedrooms per acre depending on soils. Variations could happen if soils were not good.

S. Gerome clarified that these amendments would affect the CA Zone only. M. Fougere stated that the Mixed-Use Overlay District covers it and the Board would not want it to apply to the ‘R’ Zone. S. Gerrato suggested it be made clearer. Septic system loading will change due to enviro systems being clean and would leave it wide open. M. Fougere responded based on NHDES soils now, the smallest lot with a well would be 28,000 sq. ft. to 30,000 sq. ft. It could slide with rules changes; that does not happen often. Better septic systems help keep the water cleaner. Density would be dictated by DES standards vs. so many units per acre. S. Gerome was in favor of the soil typing.

DRAFT: SUBJECT TO CHANGE

MOTION: S. Gerome moved to approve the amendment to Article IV – Dimensional Requirements, Section 4.3.1, and the addition of Item 9 to Section 4.3 – Explanatory Notes and move to public hearing on Thursday, December 17, 2020. Second – D. Moore; roll call vote: J. McDevitt – yes; D. Moore – yes; B. Dion – yes; S. Gerome – yes; S. Gerrato – yes. All in favor. MOTION CARRIED

2. Master Plan: Future Land Use

M. Fougere explained that the Future Land Use chapter of the Master Plan was not an ordinance but rather ideas. This was the last chapter; once approved by the Board it will be compiled for a public hearing and adoption.

MOTION: S. Gerome moved to approve the Future Land Use chapter of the Master Plan as submitted. Second – J. McDevitt; roll call vote: J. McDevitt – yes; D. Moore – yes; B. Dion – yes; S. Gerome – yes; S. Gerrato – yes. All in favor. MOTION CARRIED

3. Approval of Minutes

Approval of minutes was tabled to the meeting on Thursday, December 17, 2020.

4. Approval of Invoices

MOTION: D. Moore moved to approve the payment to Fougere Planning & Development in the amount of \$1,147.50 from the Planning Board Town Budget. Second – J. McDevitt; roll call vote: J. McDevitt – yes; D. Moore – yes; B. Dion – yes; S. Gerome – yes; S. Gerrato – yes. All in favor. MOTION CARRIED

MOTION: D. Moore moved to approve the payment to Vanasse & Associates, Inc. in the amount of \$1,415.16 from the Planning Board Consultants Line in the Town Budget. Second – J. McDevitt; roll call vote: J. McDevitt – yes; D. Moore – yes; B. Dion – yes; S. Gerome – yes; S. Gerrato – yes. All in favor. MOTION CARRIED

M. Fougere explained that Vanasse & Associates prepared designs and cost estimates for the widening of the Winnicut River Bridge and the roundabout on Rt. 33.

5. Other Business

Dance Innovations – 64 Tide Mill Road: Steve Haight, Civilworks New England, joined the meeting via Zoom to update the Board on the parking lot for Dance Innovations – 64 Tide Mill Road. Altus Engineering approved the project and recommended a landscape bond. Due to the timing of the approval, Altus Engineering did not anticipate the work being completed this season and recommended a bond of \$41,860 for sitework. M. Fougere explained that the work would be done immediately. S. Haight submitted a bond estimate in the amount of \$9,200 (copy on file) for landscaping, erosion control and stabilization. M. Fougere was comfortable with the smaller bond due to the size of the project. The Site Plan Regulations give the Board the authority to require bonding.

D. Moore questioned the gap from a \$41,000 bond to a \$9,200 bond. M. Fougere explained that they were covering the cost of the project. He was not concerned about the project being completed. The reduced amount was in case things did not get completed and the site was abandoned; there would be money available to stabilize the site so it did not wash into the road. M. Fougere explained that due to COVID, parents must wait in their cars to pick up their children and a parking problem has been created.

DRAFT: SUBJECT TO CHANGE

S. Gerrato questioned how they arrived at the construction cost of \$83,722. S. Haight explained that his engineer estimated that cost and Altus Engineering agreed with the figure. Landscaping was an additional \$15,000. S. Haight stated that the parking lot should be down to gravel in approximately two weeks. The plan was to have the gravel parking lot through the winter and paving will be done in the spring.

There was a discussion regarding the sitework bond. Katie Fitzpatrick, owner, is committed to completing the project. If the dance studio closes temporarily due to COVID, there will be enough money available in the \$9,200 bond to loam and stabilize the site in the spring. The original design of the back parking was paved; it was changed to gravel due to lack of funds. The parking lot will be gravel to start and then paved. There are no public utilities; it is strictly a parking lot on the dance studio property. The landscape bond will be held for two years.

S. Gerome stated that this was a difficult time and the Board wanted to be as fair as possible with bond requirements for small businesses. If the Board was okay with the \$9,215 and went against the engineer's recommendation, S. Gerome was with the Board. S. Gerrato suggested a straw vote, stating that she needed to be successful. Roll call straw vote: J. McDevitt – yes; D. Moore – yes; B. Dion – yes; S. Gerome – yes; S. Gerrato – yes. J. McDevitt stated that in normal times, he would not be in agreement, adding that the Town has worked with the owner over a long period of time. The bond amount will be \$9,215.

Residential Open Space Conservation Subdivision Development (Article XXVI)

Laura Byergo, Conservation Commission Chairman, discussed her concerns about the Residential Open Space Conservation Subdivision Development Ordinance (Article XXVI) at length with the Board (copy on file). The Board will take her concerns under advisement. At their meeting on Thursday, November 05, 2020, the Board forwarded this article to public hearing on Thursday, December 17, 2020.

S. Gerrato thanked L. Byergo for hard work and dedication. The Board agreed they would do as much as they could to help her.

Correspondence

The Board received a letter from Avery Porter, 33 Windsor Green Road regarding bike lanes. J. McDevitt stated he appreciated and was impressed by the proactive nature of their involvement in the safety issue they perceived. Rt. 151 is a State road and the Town has no control. The Board has considered bike lanes in the past. However, the State has control and interest on that road.

6. Topics for Public Hearing: Thursday, December 17, 2020

A public hearing will be held on the following ordinance amendments:

- Residential Open Space Conservation Subdivision Development (Article XXVI)
- Work Force Housing
- Age Restricted Housing Ordinance (Article XIX)
- Dimensional Requirements (Article IV)

DRAFT: SUBJECT TO CHANGE

7. Adjournment

MOTION: D. Moore moved to adjourn at 8:15 p.m. Second – S. Gerome; roll call vote: J. McDevitt – yes; D. Moore – yes; B. Dion – yes; S. Gerome – yes; S. Gerrato – yes. All in favor. MOTION CARRIED

NEXT MEETING

Thursday, December 17, 2020 – 6:30 p.m., Zoom

Submitted By: Charlotte Hussey, Administrative Assistant