



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

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Thursday, March 04, 2021 – 6:30 p.m. – Virtual via Zoom

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

Members Absent: Frank Catapano, Catie Medeiros

Staff: Mark Fougere – Consultant

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Co-Chair Gerrato opened the Planning Board public hearing at 6:33 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: B. Dion – present; J. McDevitt – present; D. Moore – present; S. Smith – present; S. Gerome – present; S. Gerrato – present.

<b>I. PUBLIC HEARING</b>
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**1. Adoption of 2021 Master Plan**

J. McDevitt questioned protecting the aquifer and had concerns that a municipality could sink another well in Greenland. He asked if the Board was satisfied with the protections in Article 7 (Aquifer Protection District) of the Zoning Ordinance regarding the maximum amount of withdrawal. M. Fougere responded that the Aquifer Ordinance was strong. He continued that it would get complicated if a municipality wanted to sink another well in Greenland. Permission was granted to Portsmouth years ago to withdraw water from Greenland. S. Smith stated there was a water withdrawal agreement through the State with the City of Portsmouth. J. McDevitt noted that within the next few years the intermunicipal sewer agreement was due to be reviewed. S. Gerrato, responding to J. McDevitt, commented that the State claims the Town does not own the water under this land, they do; they will make the decision. Members of the Board wanted to know Greenland's water rights.

S. Gerrato opened the hearing to public comments. There being none, he closed public comments and returned to the Board. M. Fougere noted the Master Plan was advertised for adoption at this meeting.

MOTION: S. Gerome moved to adopt the 2021 Master Plan as submitted. Second – J. McDevitt; roll call vote: B. Dion – abstain; J. McDevitt – yes; D. Moore – yes; S. Smith – yes; S. Gerome – yes; S. Gerrato – yes. Five in favor, one abstained (B. Dion). MOTION CARRIED

The certified copy must be signed by Board members and notarized by the Town Clerk. The Master Plan can be amended at any time.

II. WORK SESSION

2. Approval of Minutes

MOTION: S. Gerome moved to approve the minutes of Thursday, February 18, 2021. Second – S. Smith; roll call vote: B. Dion – yes; J. McDevitt – abstain; D. Moore – yes; S. Smith – yes; S. Gerome – yes; S. Gerrato – yes. Five in favor, one abstained (J. McDevitt). MOTION CARRIED

3. Approval of Invoices

MOTION: J. McDevitt moved to approve the payment to Fougere Planning & Development in the amount of \$1,126 from the Planning Board Town Budget. Second – S. Gerome; roll call vote: B. Dion – yes; J. McDevitt – yes; D. Moore – yes; S. Smith – yes; S. Gerome – yes; S. Gerrato – yes. All in favor. MOTION CARRIED

4. Other Business

Montessori School: M. Fougere will be meeting with NHDOT, Rebecca Brown, the engineer for the proposed Montessori School (to be located at the corner of Tide Mill Road and Weeks Avenue) and Chief Laurent. Traffic along Rt. 33 entering and exiting Tide Mill Road will be discussed. The prospective applicant is concerned about the restrictive left turn onto Rt. 33 and how her clients might be affected. The engineer is looking at options on Rt. 33; input from NHDOT is needed. The meeting will be on Friday, March 05, 2021 at 2:00 p.m. via Zoom.

Responding to a question from S. Gerrato, M. Fougere stated this would not be the time to get DOT involved with traffic going over the bridge. The left turn out of Tide Mill Road onto Rt. 33 will be the only issue discussed.

J. McDevitt reminded M. Fougere that the dance studio would also be impacted. There could be a number of cars exiting that road at the same time. Drop off at the Montessori School would be between 7:00 a.m. and 9:00 a.m.; pick up would be between 3:00 p.m. and 5:00 p.m. They are expecting vehicles from 60 parents.

M. Fougere suggested the Montessori School return to the Board for another discussion when they have some concepts. Traffic flow will probably be the biggest issue. A traffic light at that intersection does not meet the requirements.

Weeks Avenue: S. Smith mentioned that the Board of Selectmen had discussed declassifying, or look at reclassifying, the end of Weeks Avenue to a Class VI road. The Weeks Brick House is the only residence on that road and the property will never be developed; it is basically a driveway.

Wetlands: S. Gerrato noted that at the last meeting, the Board saw plans showing the wetlands signature but no contour lines; a builder may think they can build in those areas. Wetlands should be left alone. S. Gerrato continued that people are doubting how good the wetlands are. Too much of the wetlands have been lost over the last 20 years.

## DRAFT: SUBJECT TO CHANGE

### 5. Topics for Public Hearing: Thursday, March 18, 2021

Topics Include:

- **CONTINUED FROM 02.18.2021: Subdivision of Land: 14 Stratham Lane**  
Martel Realty Trust  
1.45-acre lot from 4.12 acres (remaining acreage: 2.67)
- **Site Plan Review: 410 Portsmouth Avenue (U4, 17)**  
Owner/Applicant: 410 Portsmouth Avenue, LLC (Jason Lajeunesse)  
The owner/applicant is proposing a multi-family site plan with ten 2-bedroom residential condominium units.

S. Gerrato noted he may have to recuse himself from the 410 Portsmouth Avenue discussion. He is also a member of the Zoning Board and this project was before them several months ago. Board members stated he could comment as the public.

- **Subdivision of Land, Conditional Use Permit: 177 Winnicut Road (R10, 12A-2)**  
Owner: Brian and Maria Beck  
Applicant: 177 Winnicut Road LLC  
The owner and applicant are proposing a seven-lot subdivision and a public road.

M. Fougere noted this is being reviewed by Eric Weinrieb, Altus Engineering; limited comments may be available for discussion at the meeting on Thursday, March 18, 2021.

M. Fougere will not be at the public hearing on Thursday, March 18, 2021 due to a conflict. Staff reports for all cases that evening will be available. It was also noted that the Conservation Commission would be discussing 177 Winnicut Road at their meeting on Wednesday, March 10, 2021.

### 6. Adjournment

MOTION: S. Gerome moved to adjourn at 7:04 p.m. Second – S. Smith; roll call vote: B. Dion – yes; J. McDevitt – yes; D. Moore – yes; S. Smith – yes; S. Gerome – yes; S. Gerrato – yes. All in favor. MOTION CARRIED

NEXT MEETING
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Thursday, March 18, 2021 – 6:30 p.m., Zoom

Submitted By: Charlotte Hussey, Administrative Assistant