



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

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Thursday, November 03, 2022 – 6:30 p.m. – Town Hall Conference Room

Members Present: Bob Dion, Stu Gerome, Steve Gerrato, John McDevitt, Dave Moore, Richard Winsor (Selectmen's Rep), Frank Catapano (Alternate), Phil Dion (Alternate)

Members Absent: Catie Medeiros

Staff: Mark Fougere – Consultant

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D. Moore opened the Planning Board meeting at 6:30 p.m. A roll call was taken, and it was announced a quorum was present and the meeting was being recorded.

I. PUBLIC HEARING
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1. Subdivision Regulations

M. Fougere stated there were two amendments to the Subdivision Regulations. The first amendment was to Section IV – General Principles and Design and Construction Standards for Subdivisions, Subsection 4.4 – Design Standards, Subsection 4.4.1 - Lot Configuration. The second amendment was to Section 4.4 – Design Standards, Subsection 4.4.7 – Performance and Maintenance Security. He explained:

- Text crossed out: to be removed.
- Bold italics: proposed.
- Regular type: existing and will not change.

Subsection 4.4.7 – Performance and Maintenance Security was discussed at length. Currently, construction of a development road can be started without any bonding. A building permit cannot be issued but there is no bonding required, which can be dangerous. Performance and maintenance security will provide flexibility, bonding would not be required upfront, and the road could be built. At a minimum, erosion control will be required. The bond would cover the period between start of construction and ready for a building permit. The bond will be increased significantly because there is the final coat of pavement at the end, erosion control, setting bounds, and anything that is in the right-of-way (the cistern if not done, etc.).

After a lengthy discussion, the following will be added to Subsection 4.4.7 – Performance and Maintenance Security, Item A: Prior to the recording of a plat by the Planning Board, the applicant or owner shall obtain from their engineer an estimate of construction of all improvements, including ***but not limited to roads.....***

D. Moore opened the hearing to public comments. There being none, he closed the hearing and returned to the Board for discussion.

## DRAFT: SUBJECT TO CHANGE

MOTION: R. Winsor moved to approve and adopt the amended Subdivision Regulations, Section IV – General Principles and Design and Construction Standards for Subdivisions, adding to Subsection 4.4 – Design Standards, Subsection 4.4.7 – Performance and Maintenance Security, Item A: “...including **but not limited to roads.....**”. Second – J. McDevitt; all in favor. MOTION CARRIED

### 2. Site Plan Review Regulations

Amendments were made to Section V: Design and Construction Requirements, Subsection 5.3 – Landscaping and Screening, Items D and E. M. Fougere again explained:

- Text crossed out: to be removed.
- Bold italics: proposed.
- Regular type: existing and will not change.

Added to Subsection 5.3 – Landscaping and Screening, Item D – Vegetation: New development shall incorporate plant characteristics of the region and in natural masses. ***Consideration shall be given to installing the following quantity of plants/shrubs: one for every 5 feet of building frontage and one for every 10 feet of lot frontage.***

Amended: Subsection 5.3 – Landscaping and Screening, Item E – Trees, Number 1 – Formulas: One tree, either credited or new, shall be provided for every **3,000** square feet of disturbed area.

D. Moore opened the hearing to public comments. There being none, he closed the hearing and returned to the Board for discussion.

MOTION: R. Winsor moved to approve and adopt the amended Site Plan Review Regulations as presented. Second – B. Dion; all in favor. MOTION CARRIED

## II. WORK SESSION

### 1. 2023 Zoning Amendments

Amendments to Article XIX: Age Restricted (Senior) Housing Ordinance were discussed at length. A comparison of housing units in the surrounding area was given to the Board as well as proposed changes to the Ordinance (copy on file). Based on the latest MS-1 Report for the Town, there are currently 1,544 houses in Greenland. M. Fougere discussed several density options for age-restricted housing developments with the Board. The Board reached a decision on the required density to be tied to single family layout/density, allowing a 2% increase in density based on a single-family layout with 200 feet of frontage (60,000 square foot lots).

M. Fougere will update Article XIX amendments based on Board discussion. This item has been continued to the meeting on Thursday, November 17, 2022.

### 2. Impact Fee Schedule

Based on Board discussion, M. Fougere will move forward with an impact fee schedule. Funds will be encumbered from the Planning Board budget to allow M. Fougere to work on an impact fee schedule after December 31, 2022.

## DRAFT: SUBJECT TO CHANGE

### 3. Approval of Minutes

MOTION: R. Winsor moved to approve the minutes of Thursday, October 20, 2022, as presented. Second – S. Gerrato; four in favor, four abstained (S. Gerome, J. McDevitt, F. Catapano, P. Dion).  
MOTION CARRIED

### 4. Consent Agenda

- PB Escrow Account – Vanasse & Associates: **\$1,839.50** (Tower Place)
- Town Budget – Fougere Planning and Development: **\$2,091**
- PB Escrow Account – Fougere Planning and Development: **\$935**
  - Tower Place - \$495
  - Little Tree - \$440
- PB Escrow Account – Altus Engineering: **\$6,808**
  - Founders Square - \$720
  - 529 Portsmouth Avenue - \$560
  - 69 Tide Mill Road - \$2,564.50
  - Tower Place - \$2,680
  - Stillwater Drive - \$283.50

MOTION: R. Winsor moved to approve the consent agenda as presented. Second – J. McDevitt; all in favor. MOTION CARRIED

### 5. Topics for the Public Hearing

- Preliminary Conceptual: 136 Bayside Road (subdivide house lot on two acres from 16-acre lot, creating a backlot of 14 acres)
- Continued from Thursday, October 20<sup>th</sup>: Tower Place
- Continued from Thursday, October 20<sup>th</sup>: 529 Portsmouth Avenue (Jeff Apsey; corner of Portsmouth Avenue and Cemetery Lane)
- Continued from Thursday, October 20<sup>th</sup>: 69 Tide Mill Road (Montessori School)

### 6. Other Business

CMAQ: S. Gerrato stated there is \$30 million available through CMAQ (Congestion, Mitigation, Air Quality). He suggested funding be used towards the bridge on Rt. 33. There is \$125,000 for engineering studies on the bridge. The deadline is Friday, November 04, 2022. Information will be forwarded to TA Sanderson.

### 7. Adjournment

MOTION: J. McDevitt moved to adjourn at 7:45 p.m. Second – R. Winsor; all in favor. MOTION CARRIED

### NEXT MEETING

Thursday, October 20, 2022 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant