



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, September 04, 2014 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Steve Gerrato, Chip Hussey, David Moore, Paul Sanderson, Rich Winsor

Members Absent: Selectmen's Rep Mo Sodini

Chair Gerome opened the Planning Board meeting at 6:57 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Growth Management

The Board reviewed residential developments in process and projected. P. Sanderson told members that data needed to be collected before the Growth Management Ordinance could be triggered. Data would include the increase in building permits compared to the surrounding communities, the number of students enrolled at the school, and the number of all projects for approval before the Board. P. Sanderson continued that other indicators may include traffic and demands on services (police, fire and school). Any of those items could trigger growth management. He further stated that the real key would be the CIP, which hasn't been done in several years.

Also discussed was an impact fee ordinance. A project would need to be identified; if an impact fee is collected, the project would have to be completed within six years or the fee would be returned (example: if there was an impact fee for the school, an addition would have to be completed within six years of collecting the money or the money is returned). Any impact fee would need to have a rational relationship to what the development causes. A CIP is important to impact fees: the project that fees are being collected for needs to be identified. Phasing of projects also has to be based on data.

The Planning Board has requested that the Selectmen ask the Building Inspector for any data relating to Articles 12.4.1 and 12.4.3, enabling them to evaluate where the Town is in growth. An increase in services, which would be noted in a CIP, would also be a good indicator of growth.

2. Dimensional Requirements: 4.3.1 – Explanatory Notes

The existing Article 4.3.1, adopted at the 2014 Town Meeting, was discussed. The consensus of the Planning Board was not to change Article 4.3.1.

3. Zoning Ordinance Updates

Zoning Ordinance updates submitted by the Building Inspector were discussed. If the Building Inspector was requesting a definition of "feather", P. Sanderson stated it was not a definitional problem but what is regulated by the Ordinance: a banner sign is regulated, a flag is not. If he wanted flags to be

regulated, that would be different than a definition; if he wanted more definitions about the types of signs and what could be done with them, the Board could work on that. The question asked by the Board: was he trying to regulate flags? A flag is not regulated and could be put up as a matter of right without a permit.

The Building Inspector's request regarding truck bodies and pods was briefly discussed.

The Planning Board has requested the Building Inspector attend a work session to discuss his concerns so they can work on a solution.

4. RPC Circuit Rider

The Board discussed the invoice recently submitted by Rockingham Planning Commission, and expressed their concern about the hourly rate charged. P. Sanderson discussed with the Board the Request for Qualifications recently posted on the New Hampshire Municipal Association website by RPC. The RPC is advertising for a consultant to work for them to provide circuit rider services. The Town would have no control over the consultant hired by RPC; they would be working for RPC and not the Town.

Advantages to having a Circuit Rider hired as staff with RPC were discussed. The Board was displeased with the lack of a Circuit Rider at meetings since May. After further discussion, it was the consensus of the Board was that they could hire a consultant and did not need a middle man. The Board was also unhappy that RPC didn't discuss the RFQ with them before it was posted, and were caught off-guard. There are no plans to discontinue membership with the RPC.

P. Sanderson will address the Board of Selectmen at their meeting on Monday, September 08, 2014, with the Planning Board's concerns and discuss alternatives.

5. Topics for Public Hearing: Thursday, September 18, 2014

Topics for the public hearing were reviewed.

6. Approval of Minutes

a. Thursday, June 19, 2014

MOTION: R. Winsor moved to approve the minutes of Thursday, June 19, 2014. Second – P. Sanderson; five in favor, one abstain (D. Moore). **MOTION CARRIED**

b. Thursday, July 17, 2014

MOTION: P. Sanderson moved to approve the minutes of Thursday, July 17, 2014. Second – S. Gerrato; all in favor. **MOTION CARRIED**

c. Thursday, August 07, 2014

MOTION: R. Winsor moved to approve the minutes of Thursday, August 07, 2014. Second – D. Moore; five in favor, one abstain (P. Sanderson). **MOTION CARRIED**

d. Thursday, August 21, 2014

MOTION: R. Winsor moved to approve the minutes of Thursday, August 21, 2014. Second – S. Gerrato; three in favor, three abstain (Chair Gerome, P. Sanderson, D. Moore). **MOTION CARRIED**

7. Other Business

Debbie Beck, Portsmouth Avenue: The Board updated her on the growth management portion of the meeting. D. Beck told the Board she wasn't sure who was overseeing the project adjacent to her property. She continued that she has spoken to the Town Engineer, and he's assigned it to a gentleman from Strafford. Even though reports are coming from Jim Kerivan at Altus Engineering, D. Beck stated he's affiliated with them. She was reminded that Jim Kerivan is the Vice President of the company, and has done road inspections for years. D. Beck thought there would be more oversight by the Town Engineer once the project was approved. Chair Gerome reminded her that all work had to be completed according to the plan. D. Beck also told the Board there was impounding of water on the west side of her house.

C. Hussey suggested adding "outdoor vending" to the definition section of the Ordinance.

8. Adjournment

MOTION: R. Winsor moved to adjourn at 8:05 p.m. Second – S. Gerrato; all in favor. **MOTION CARRIED**

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| NEXT MEETING |
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Thursday, September 18, 2014 – 7:00 p.m., Town Hall Conference Room, Public Hearing

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, September 18, 2014