



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, February 19, 2015 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Steve Gerrato, Chip Hussey, David Moore, Selectmen's Rep Mo Sodini, Rich Winsor

Members Absent: Paul Sanderson

Staff Present: Mark Fougere - Consultant

Chair Gerome opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Subdivision of Land, Conditional Use Permit: 239 Bayside Road [Map R16, 7]

Owner: Henry and Michelle Cowles

Applicant: Greenland Acres, LLC

The owner and applicant are proposing a five lot residential subdivision with approximately 600' of roadway on approximately 20 acres of land.

Christian Smith, Beals Associates, addressed the Board. Also present was Frank Catapano, Greenland Acres, Scott Gove, realtor, as well as Alfred Bussiere, abutter. C. Smith told the Board that Chief Laurent submitted a letter stating that the location of the proposed road and A. Bussiere's existing driveway were a safe situation. He understood P. Sanderson's contention; it was not DOT compliant and not a DOT road. It will be a fairly low volume road. While there would be three driveways opposite the proposed road and A. Bussiere's driveway in the same proximity, the sight distance is there. If vehicles are in any of the potential conflict points, they will be able to see each other due to the sight distance along that lane. There is an access of 400' from all locations.

Waivers and the Conditional Use Permit have been granted. C. Smith stated that F. Catapano has offered to establish an escrow account for a period of 24 months to connect the driveway on the adjacent parcel to the proposed road, should the abutter change his mind; the amount is still to be determined.

S. Gerrato felt that if A. Bussiere didn't want this to happen and his lawyer said he didn't have to let it happen, he agreed with both; the applicant should go back to the drawing board and create something safer. R. Winsor was not a big fan of the congested drives, and would have preferred an alternative. M. Sodini agreed that it would be a low volume road, there were good sight lines and the Police Chief was happy. M. Fougere stated that the letter from the Chief clarified things. His concern was the sight distance, and felt it was adequate. M. Sodini added that he would accept the 24 month escrow in case the abutter changes his mind.

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Chair Gerome opened the meeting to public comments. A. Bussiere stated that the driveway situation was unchanged, but was going to look into another situation that had been discussed. He showed the plans to his son and there was a concern about snow removal. There was also some concern in case of fire and the driveway off the new road. A. Bussiere mentioned possible wetlands in the lower portion in back due to the brook that runs from the tennis court and Palm Drive, and felt it should be investigated. C. Smith countered that the entire parcel has been delineated for wetlands and surveyed for soils by Gove Environmental, and was picked up by Tom Brouillette; C. Smith was confident with their findings. The Town Engineer has also walked the property. It was C. Smith's feeling that everything on the plan was accurate and valid.

There being no further comments, Chair Gerome closed the public hearing and returned to the Board for discussion.

MOTION: *D. Moore moved to approve the subdivision of land at 239 Bayside Road [Map R16, 7] into a total of four residential lots in accordance with the plan by Beals Associated dated December 2014, Project No. NH-810, with the following conditions. Second – R. Winsor; five in favor, one opposed (S. Gerrato). MOTION CARRIED*

- *An escrow account will be established by the applicant for a 24 month period from the date of recording should the abutter at 269 Bayside decide to move his driveway to the proposed road. The amount shall be approved by the Town Engineer or his agent.*
- *No building permit shall be issued until the mylar is signed.*
- *Any and all State and/or federal permits shall be obtained and made part of the file.*
- *Any and all fees due the Town of Greenland and its consultants must be paid before the mylar is signed and recorded.*
- *Boundary Monumentation must be included in the construction cost estimate.*
- *A road construction security and inspection agreement must be completed with the Town of Greenland before the mylar is signed and recorded.*
- *The Town Engineer can agree to minor road plan adjustments in the field. All such agreements are to be reported to the Planning Board. All other changes must be referred to the Planning Board with the proper request and revised plans.*
- *The applicant must provide the Town of Greenland with "as built" plans for the construction of the roadway, all drainage facilities and utilities prior to the release of the road construction security and inspection agreement.*
- *For the duration of the roadway construction phase of the project, the applicant shall be required to maintain construction warning signs notifying motorists of construction in progress. This must be coordinated with the Greenland Police Department.*
- *A pre-construction meeting must be held with the Building Inspector prior to any building permits being issued.*
- *A post-construction meeting must be held with the Building Inspector prior to any occupancy permits being issued.*
- *Erosion control measures must be in place and maintained throughout the duration of project construction.*
- *The Town Engineer, paid for the applicant, must inspect the installation of erosion and sedimentation control measures, septic or sewer system installations and storm water drainage systems to ensure compliance with the approved plan.*
- *A stamped Certificate of Monumentation must be received prior to the issuance of a Certificate of Occupancy.*
- *Any variances or waivers granted must be keyed to the final plan.*
- *No changes to the approved plan(s) can be made without appearing before the Planning Board.*

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- The mylar must include a note requiring that street numbers for new houses be assigned by the appropriate Town of Greenland Official, and must be visible from the road.
- The applicant must submit a final full plan set (22" x 34") and an 11" x 17" plan copy as part of the Planning Board file.
- The applicant must submit a digital copy (CD Rom or thumb drive) of the final full plan set as part of the Planning Board file.

DISCUSSION: If A. Bussiere should reconsider and move his driveway access to the new road, the plans will need to be amended. The applicant, however, will not have to come back to the Planning Board for that revision.

2. Site Plan Review Modification: 1533 Greenland Road [R21, 55 & 55A]

Owner: Clan Murphy Limited Partnership

Applicant: Richard Landry, Thurloe Kensington Development

The owner and applicant are proposing modifications to a site plan approved in September 2014. The Tractor Supply layout on Lot B will be modified to move the location of the outdoor display area and the building, resulting in minor adjustments to the site layout. In addition, the retail/restaurant building on Lot A will be reduced from 8,000 sq. ft. to 7,200 sq. ft.

The applicant has requested a continuance to the Thursday, March 19, 2015 meeting.

MOTION: *M. Sodini moved to approve the request for a continuance of the Site Plan Review Modification: 1533 Greenland Road to the meeting on Thursday, March 19, 2015. Second – D. Moore; all in favor. MOTION CARRIED*

3. Site Plan and Subdivision Regulation Changes: Escrow Account

M. Fougere made further revisions to the escrow account language in the Site Plan and Subdivision Regulations based on comments from the Board at the meeting on Thursday, February 05, 2015. Chair Jerome opened the meeting to public comments. There being no comments, he closed the public hearing and returned to the Board for discussion. When plans are received, they will be sent to the Town Engineer and Planning Board Consultant; they will provide an estimate for review based on the size of the project. M. Fougere told the Board that in other communities there is a minimum fee charged; any unused funds will be returned to the applicant. The Planning Board will approve the invoices for payment through the escrow account.

MOTION: *R. Winsor moved to approve and accept the proposed amendments, as presented, to (1) Site Plan Review Regulations Section IV – Application Procedures and Requirements, Subsection 4.2.3 – Fees and Charges, Item (e) – Municipal Review Costs, and (2) Subdivision Regulations Section II – Procedures for Subdivision Approval, Subsection 2.3.6 – Fees and Charges, Item (e) – Municipal Review Costs. Second – M. Sodini; all in favor. MOTION CARRIED*

4. Topics for Work Session: Thursday, March 05, 2015

FEMA revisions for the Site Plan Review and Subdivision Regulations will be reviewed at the work session for a public hearing to be held on Thursday, March 19, 2015.

Revision to the Site Plan Review and Subdivision Regulations to include the 911 Policy will be moved to the April work session.

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5. Approval of Minutes: Thursday, February 05, 2015

MOTION: M. Sodini moved to approve the minutes of Thursday, February 05, 2015. Second – R. Winsor; four in favor, two abstain (Chair Gerome, D. Moore). **MOTION CARRIED**

6. Other Business

M. Fougere updated the Board on his meeting earlier in the day with the developers and engineer for the Age Restricted Housing project. Their plans appear to be in good shape, and they should be submitting for the March meeting. A hydro-geologist has been hired to do an analysis, a full road is shown through to Post Road with a gate, elevations will be included as well as the different types of buildings that might be proposed. Approximately 50 test pits have been done; seasonal high ranges from 18" to 10'.

7. Adjournment

MOTION: R. Winsor moved to adjourn at 7:30 p.m. Second – D. Moore; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, March 05, 2015 – 7:30 p.m., Work Session, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: