



# PLANNING BOARD

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## MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, March 19, 2015 – 7:00 p.m. – Multi-Purpose Room, Greenland School

*Members Present:* Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, David Moore, Rich Winsor, John McDevitt - Selectmen's Rep, Steve Gerrato - Alternate

*Members Absent:* *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. *NOTE: Meeting did not record.*

### 1. Reorganization of the Board

**MOTION:** R. Winsor moved to nominate S. Gerome as Chairman. Second – J. McDevitt; all in favor.  
**MOTION CARRIED**

**MOTION:** D. Moore moved to nominate R. Winsor as Vice Chairman. Second – J. McDevitt; all in favor.  
**MOTION CARRIED**

**MOTION:** R. Winsor moved to appoint S. Gerrato as Alternate. Second – Chair Gerome; all in favor.  
**MOTION CARRIED**

### 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.*

Ken Mavrogeorge, Tighe & Bond and representing the applicant, addressed the Board. Richard Landry, Thurloe Kensington Development, was also present. K. Mavrogeorge reminded the Board the site plan for 1533 Greenland Road had been approved in September 2014. Securing tenants has resulted in minor changes to the site plan. The total footprint has been reduced by over 10%, to just under 27,000 sq. ft. The drive-thru area has been reduced to 7,200 sq. ft., a reduction of 650 sq. ft.; the pavement on Lot A has been reduced by nearly 23%. Retaining walls have been removed, and parking has been reduced on Lot A.

The Alteration of Terrain permit was approved in 2014; the subsurface permit is pending—they currently have a draft permit in hand, and DES is waiting for one final piece of information. Loading for the septic will be modified; however, the design from the previous approval is adequate. DOT has been provided the information to issue a final permit. Since September, they have met with Portsmouth

Water. The Town of Greenland and DOT have been issued an “ability to service letter” (copy on file) as an agreement to maintain the water line on Rt. 33. The City would like the applicant to extend the water line to close the loop just north of Alden Avenue.

M. Fougere reminded the Board that the applicant was requesting three waivers: required spaces, parking specifications, and parking areas and access drives. He further commented that he didn’t completely agree with the Town Engineer regarding the drive aisle on the drive-thru. He recommended that Board stay with the waivers that were previously granted. It was also mentioned the applicant proposed moving the outside storage on Tractor Supply to the east side of the building from the west, which the Board originally had concerns about. Responding to a question from a Board member, K. Mavrogeorge stated that the Town Attorney reviewed easement documents in September 2014.

K. Mavrogeorge reviewed the Town Engineer’s comments (copy on file). They are working with Advanced Online Solutions to improve the septic design, which will be modified for reduced flow. Modifications have reduced the impact to wetland buffers to 8,900 sq. ft. Decorative fencing will be provided on the front and north facings of the display area of Tractor Supply. In addition, trees are being proposed out front to dress up the display area. Parking calculations and counts for the septic will be revised. Fencing is shown along the wetland buffer; signs and snow storage are not proposed in that area. Minor modifications for grading will be done. The site design has been reduced to avoid the necessity of stairs.

Moving the storage area at Tractor Supply to the east side of the building was briefly discussed. The applicant is proposing a black aluminum-type fence that would look similar to wrought iron. The Board has requested to see a sample. The applicant is also aware that per the September 2014 approval and noted on the plans revised to March 04, 2015, outdoor storage above the outdoor storage area fence is limited to 2’ (0’ to 20’ from the front façade), and 5’ (20’ to the rear fence).

Traffic flow around Aroma Joe’s was also discussed. Because the footprint has been reduced, the Town Engineer suggested that the Board may want to increase the aisle width to 18’ rather than the 15’ approved originally. M. Fougere respectfully disagreed, stating that additional pavement would be added to the site that wasn’t necessary. R. Winsor noted that Aroma Joe’s “open” sign could not be neon per the Sign Ordinance.

Chair Gerome opened the hearing to public comments. Responding to a question from Tally Westerberg, 15 Holly Lane, R. Landry stated there were no tenants for the retail building, which will be multi-tenant. Aroma Joe’s and Tractor Supply are the tenants to date. Asked by Jamie Connelly, 22 Charles Drive, there will be a dedicated left turn lane.

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

**MOTION:** R. Winsor moved to accept the application for Site Plan Review Modification at 1533 Greenland Road as complete. Second – J. McDevitt; all in favor. **MOTION CARRIED**

The Planning Board agreed several items needed to be addressed: waivers, fencing height and appearance, signs for snow storage and snow storage/removal.

**MOTION:** R. Winsor moved to grant the waivers as requested by the applicant for the Site Plan Review Modification at 1533 Greenland Road, 5.11 – Parking Requirements: 5.11.2 – Required Spaces (increasing the parking spaces in front of Tractor Supply from 85 to 87); 5.11.3.1 – Parking Specifications

(parking spaces that will be 9'x18' in lieu of the required 10'x20'); and 5.11.4(g) – Parking Areas and Access Drives: Traffic Control Islands (Cape Cod berm is proposed for curbing on both properties). Second – D. Moore; all in favor. MOTION CARRIED

**MOTION:** R. Winsor moved to continue the Site Plan Review Modification application to the public hearing on Thursday, April 16, 2015. Second – C. Hussey; all in favor. MOTION CARRIED

3. Site Plan Review: 75 Bramber Valley Drive [Map U7, 10]  
Owner: Edward H. Fillmore, Jade Realty Corporation  
Applicant: Richard Green, Green & Company  
*The owner and applicant are proposing an Age Restricted Housing project consisting of 73 single family condominium units. All proposed roadways will be privately owned and maintained with access to Post Road, which will be gated.*

*Note: Chair Gerome recused himself, deferring to Vice Chair Winsor.*

Joe Coronati, Jones and Beach, and representing the applicant, addressed the Board. Also present were John O'Neil and Michael Green, development team, and James Long, GZA Geoenvironmental. In November 2014, they appeared before the Board for Design Review. They are proposing 73 single family homes in an active adult community on a private road. Houses within the development will be a similar style, complimenting one another: 2 car garage, driveway, and first floor master bedroom.

The development will begin after the clubhouse. A key feature of the ordinance is that active and passive recreation is a requirement. The driving range will remain, the 9<sup>th</sup> fairway will be left intact, the 8<sup>th</sup> green will be in intact; a portion of the fairway will be left for active recreation, however, fairways will not be used for golf practice. Sidewalks are proposed around the site, connecting to Portsmouth Avenue on one side and the existing park along Post Road. Trash will be kept in barrels within individual garages; a private trash company will pick up once a week. Maintenance will be handled by the Association.

This Age Restricted Housing project is located on 52 acres with more than 10 acres of contiguous uplands; 50% of the land is open space, and 30% will be used for active recreation. Although the density of the site yields 94 units, only 73 are being proposed. Each house will have four parking spaces (including the two car garage), and will be a mix of two and three bedroom units. As stated in the Ordinance, all residents must be 55 years or older; there is no 80/20 split. The applicant has tried to retain the existing trees on the property. Each house will have one tree in front; trees will be added along the perimeter (25' landscape buffer). The fencing and golf ball catching nets will be removed. The fence along Bramber Valley Drive will also be removed and replaced with trees and street lighting (LED and dark sky compliant), spaced apart to provide accents.

Approximately 20% of the property is impervious and must be infiltrated into the ground to replenish the aquifer. The existing parking lot is standard asphalt; plans are to rebuild with porous pavement. Driveways will be porous or eco-paver brick. All roof runoff will be infiltrated along the roof edge. A hydrogeological study is being done. Existing water lines on site will be utilized for homes. Brian Goetz, City of Portsmouth, is in the process of determining water line sizes and valving; they are hoping to receive a letter of commitment shortly. They are in discussions with Unitil to bring natural gas onto the site and run throughout the development. A separate leach field in front of each house is being proposed. Passing test pits have been done.

State permits are required: Alteration of Terrain, DOT (for the Post Road connection), State subdivision for all septic systems, and a Conditional Use Permit for ARH. A traffic study has been completed and submitted; Steve Pernaw will be present at the April meeting to answer any questions.

J. Coronati met earlier in the day with the Planning Board Consultant and members of the Town staff. The original intent had been to gate the Post Road entrance and use it only for emergency access. An option would be for a key coded access gate available to ARH residents only; this would be paved. If it remains an emergency access gate, it will not be paved and will stay as a grass or gravel entrance. Any changes will have an impact on the traffic report. It was noted that the Greenland Police Chief had some concern with traffic onto Portsmouth Avenue and Rt. 33. Photos of proposed houses were shown. The development team is proposing ranches and two-story homes.

M. Fougere told the Board that the application was not complete. He recommended not accepting it as complete and starting the clock ticking on the project. He also suggested the Board wait for the GZA environmental report.

J. Coronati reviewed the Town Engineer's comments (copy on file). Bramber Valley Golf Course is in the Commercial zone; however, there are commercial buildings in the residential zone. Waivers are not being requested at this time. The building located on the Portsmouth Avenue entrance road is being utilized for storage and personal use, and will not be under the ARH guidelines. A Conditional Use Permit is not needed for single family home development within the Aquifer Protection Zone; it is required for commercial development or multi-family units. Tying Vernita Drive to Bramber Valley Road to relieve pressure off the Post Office was briefly discussed. It could bring traffic into the development that is a private road. C. Hussey stated that this was a key point for him as a safety issue. The Police Chief requested that the fences near the Police Station remain as a visual delineation of ownership.

Hydrants will need to be located every 500'; they were proposed for every 1,000'. The water line will be continued to Post Road and looping to Vernita Drive. Continuing the sidewalk on the Post Road end down to the school was discussed; the intention was to allow residents to cross Post Road to the Green. Concerns about septic flow will be clarified with the State. Full basements are proposed; many homes will be located in better soil. Existing man-made ponds will be utilized for stormwater runoff; all will have overflow protection. C. Hussey asked if the perimeter drains would discharge to daylight due to all the filtration of stormwater runoff; J. Coronati responded there will be daylight drains. It was noted that heavy snowfall may impact the road if narrowed; the Association will be responsible for pushing back snow.

The number of bedrooms per unit is still under discussion by the development team. They are not utilizing the maximum density, so there are extra bedrooms that can be used as a den or utility room in each unit. Asked how age restriction is managed and regulated, it was stated that deed and covenant restrictions that stay with the property forever. There was some concern and discussion regarding specific rules and the possible impact on schools. Off-site improvements, including a sidewalk to the school and Library were briefly discussed. Also discussed were test pit results.

Vice Chair Winsor opened the meeting to public comments. David Gill, Cemetery Trustee Chairman, asked the development team if they had a plan in place for burials. J. Coronati responded they have found people already living in town normally move into ARH developments. D. Gill invited them to attend a Cemetery Trustees meeting to review options.

Rick Bombard, Drake Drive: Concerned about a strain on the Fire Department. The Board noted that plans will be reviewed by the Fire Department as part of the planning process. J. McDevitt reminded

those present that the Ordinance was voted on and approved by residents; changes to the Age Restricted Housing Ordinance were overwhelmingly approved in March. He assured audience members that the Board would require a Fire Department review. S. Gerrato mentioned impact fees as a means to raise funds for cemeteries, sewer, etc.

Tally Westerberg, Holly Lane: Asked for clarification of the retention pond. There are three ponds on the property that are used for irrigation for the golf course. The development team is proposing one retention pond; however, it will not be a wet pond: there will be no standing water. T. Westerberg also asked if a needs assessment study had been done within the community, and was there a need for age restricted housing in Greenland. The response was that many of the seniors living in Town want to remain here, but live maintenance free. Every town in the area has an ARH Ordinance, and these types of communities are located throughout the State. They are tax positive, and encouraged in many communities.

Kevin Lucey, Meadow Lane: Voiced his concern over the water quality with 73 septic systems in the Aquifer Protection Zone and its effect on Great Bay. He was also concerned about the most valuable piece of property in Town becoming a gated community. He continued that a private road and gated community was not what the Town was trying to achieve. Connectivity between roads was suggested.

Len Couture, Eagle Court: Felt there would be a huge traffic impact, and was concerned about the safety of having only one point of access. He also suggested installing traffic calming measures. J. McDevitt stated that normally a traffic study is also done by a company independent of the developers.

Tom Clark, Bramber Valley: Questioned how quickly the houses would be built. He was assured by Board members that it would happen over a period of time and would be dependent on sales and work force availability.

There being no further comments, Vice Chair Winsor closed the public hearing and returned to the Board for discussion. J. Coronati asked for direction for their traffic engineer. Connecting to Post Road and Vernita Drive may change the outcome of the report. A meeting will be scheduled for Thursday, April 02, 2015 to include M. Fougere, the Building Inspector, Police Chief and Fire Chief.

**MOTION:** D. Moore moved to continue the Site Plan Review for 75 Bramber Valley Drive to the public hearing on Thursday, April 16, 2015, which will be held in the Town Hall Conference Room. Second – J. McDevitt; all in favor.

4. Conditional Use Permit: 75 Bramber Valley Drive [Map U7, 10]  
Owner: Edward H. Fillmore, Jade Realty Corporation  
Applicant: Richard Green, Green & Company  
*The owner and applicant are proposing an Age Restricted Housing project consisting of 73 single family condominium units. All proposed roadways will be privately owned and maintained with access to Post Road, which will be gated.*

**MOTION:** D. Moore moved to continue the granting of a Conditional Use Permit for 75 Bramber Valley Drive to the public hearing on Thursday, April 16, 2015, in the Town Hall Conference Room. Second – J. McDevitt; all in favor.

**NOTE:** Chair Gerome rejoined the meeting.

5. FEMA Revisions: Site Plan Review and Subdivision Regulations

**MOTION:** *J. McDevitt moved to approve the National Flood Insurance Requirements for Subdivision and Site Plan Review Regulations as submitted by FEMA. Second – R. Winsor; all in favor. MOTION CARRIED*

6. Topics for Work Session: Thursday, April 02, 2015

Topics for the work session were reviewed. Items to be added include impact fees, the growth ordinance and any other Zoning Ordinance revisions.

7. Approval of Minutes: Thursday, March 05, 2015

Approval of minutes was continued to the next meeting.

8. Other Business

There was no other business to be discussed.

9. Adjournment

**MOTION:** *C. Homer moved to adjourn at 9:35 p.m. Second – S. Baker; all in favor. MOTION CARRIED*

NEXT MEETING
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Thursday, April 02, 2015 – 7:00 p.m., Town Hall Conference Room (Work Session)

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday 05.21.2015