



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, September 03, 2015 – 7:00 p.m. – Town Hall Conference Room

Members Present: Scott Baker, Courtney Homer, Chip Hussey, Rich Winsor, James Connelly (Alternate)

Members Absent: Chair Stu Gerome, John McDevitt (Selectmen's Rep), David Moore, Steve Gerrato (Alternate)

Staff Present: Mark Fougere - Consultant

Vice Chair Winsor opened the Planning Board meeting at 7:05 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Update: Growth Management Ordinance

M. Fougere updated the Board on his meeting with the Town Attorney regarding the Growth Management Ordinance. M. Fougere reviewed Greenland growth statistics with the Town Attorney. He also reviewed the Capital Improvement Plan; there currently are no large capital projects that are being impacted by growth. Although it will need to be monitored, there is ample capacity at the school.

The Town Attorney felt it would not be defensible to have a Growth Management Ordinance. They discussed how dated the existing ordinance is; the Town Attorney strongly recommended that it be repealed. Having it on the books would show bad faith. A Growth Management Ordinance can be added if there is a need. M. Fougere suggested if there was an increase in residential development, it could be phased without an ordinance.

Vice Chair Winsor asked if there would be a benefit to revising rather than repealing the ordinance. M. Fougere responded that to revise it there would need to be justification to support it. The preamble of the Growth Management Ordinance normally has specific bullets. Growth can be managed with phasing. M. Fougere will review the Subdivisions Regulations for specific language about the Planning Board and its role in phasing. C. Hussey added that the RSA's allowed Planning Boards to phase larger developments.

Vice Chair Winsor stated he would like to have the language for phasing explored further and revisit repealing the Growth Management Ordinance prior to the Zoning change submission deadline.

2. Update: Work Force Housing

Sales figures in Greenland for the last six months and the 2015 Workforce Housing Purchase and Rent Limits (New Hampshire Housing Finance Authority) were discussed. The Workforce Housing Statute was approved in 2008: every community in the State must provide a reasonable and realistic opportunity for the creation of workforce housing. Workforce housing is defined as owner occupied and based on HUD statistics of the median income for the area. Greenland is in the Portsmouth/Rochester area. The HUD

median income is \$86,100; based on interest rates, etc., someone making that much money can afford a home with a price of \$289,000. By Statute, in the ordinance there must be a reasonable and realistic opportunity for someone to build a home in Greenland for \$289,000. The average home sales price for the last six months was \$461,000 and the median was \$420,500.

M. Fougere explained that in Hollis a bonus was given in the cluster ordinance that allowed backlots, duplexes if the lot was large enough, etc., for owner occupied. On the multi-family side, an area was rezoned that allowed four units per acre, up to eight units per building. M. Fougere felt it may be difficult in this area to meet the \$289,000 without sewer. There are also environmental issues that need to be considered. M. Fougere clarified that the Town is not obligated to build anything; however, the opportunity needs to be available.

3. 911 Standards: Subdivision Regulations

After a brief discussion, it was agreed to revise the Subdivision Regulations to include compliance with 911 standards for future developments. Street numbers will be done by 911; the Building Inspector will assign the map and lot numbers.

4. Notices of Decision

The process for Notices of Decision was reviewed. The concern was having the Notice of Decision signed within the allotted time; M. Fougere told the Board that other towns don't require a signature by an elected official.

Also discussed was Article 7.1 in the Site Plan Review Regulations which requires a signed Site Review agreement by the Planning Board and applicant. The thought was that the Notice of Decision covered that stipulation; M. Fougere felt the Board may want to discuss Article 7.1 further while making revisions.

The general consensus of the Board was to continue the current process for the Notice of Decision.

5. 2016 Budget Approval

Chair Gerome requested that the Planning Board Consultant be increased from \$22,260 to \$25,000 and Consultants/Zoning Ordinance Updates increase from \$2,550 to \$6,000 in order move forward with site plan reviews.

MOTION: *S. Baker moved to increase the Planning Board Consultant from \$22,260 to \$25,000 and Consultants/Zoning Ordinance Updates from \$2,550 to \$6,000. Second – C. Homer; all in favor. MOTION CARRIED*

6. Approval of Invoices

MOTION: *C. Homer moved to approve payment of invoices in the amount of \$5,479.75 from the Escrow Account and \$1,399.20 from the Town budget. Second – S. Baker; all in favor. MOTION CARRIED*

7. Topics for Public Hearing: Thursday, September 17, 2015

M. Fougere briefly updated the Board on the public hearing topics.

8. Approval of Minutes: Thursday, August 20, 2015

Approval of minutes was continued to the meeting on Thursday, September 15, 2015.

9. Other Business

C. Hussey updated the Board on the first CIP meeting, which was held on Wednesday, September 02, 2015.

Also present at the work session was Joseph Riggle, a Boy Scout working on his Communication Merit Badge. One of the requirements was to attend a Town or regional function to learn how local government works. He had previously attended a Board of Selectmen meeting.

10. Adjournment

MOTION: C. Hussey moved to adjourn at 7:47 p.m. Second – S. Baker; all in favor. ***MOTION CARRIED***

NEXT MEETING

Thursday, September 17, 2015 – 7:00 p.m., Town Hall Conference Room, Public Hearing

Respectfully Submitted – Charlotte Hussey, Secretary to the Board

Approved: Thursday, October 15, 2015