



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, April 03, 2014 – 7:00 p.m. – Town Hall Conference Room

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

Staff Present: Dylan Smith – RPC Circuit Rider

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. Reorganization of the Board

MOTION: R. Winsor moved to nominate Stu Gerome as Chairman. Second – S. Gerrato; five in favor, one abstain (S. Gerome). **MOTION CARRIED**

MOTION: Chair Gerome moved to nominate R. Winsor as Vice Chairman. Second – M. Sodini; five in favor, one abstain (R. Winsor). **MOTION CARRIED**

2. Planning Board Vacancy

Procedurally, since John McDevitt resigned, the Planning Board fills the vacancy until the next Town election under State statutes; alternate positions are also open. P. Sanderson suggested reaching out to the community for alternates. He continued that the Board is not required to appoint the current alternate to the open position, but he is eligible. R. Winsor suggested contacting the candidate that was not elected; Chair Gerome added there were residents who have expressed an interest.

M. Sodini suggested appointing S. Gerrato to fill the vacancy. He attends meetings on a regular basis as an alternate and is up-to-speed on current projects. In addition, he's involved on other committees and boards in Town. M. Sodini spoke against appointing the candidate not elected to the Planning Board, stating he hasn't attended meetings or shown a desire to become an alternate. He continued that he supported S. Gerrato to fill the one year vacancy. P. Sanderson agreed with M. Sodini, adding that S. Gerrato worked hard to prepare and that's what the Board wanted. However, S. Gerrato told the Board that he liked being an alternate, and if there was someone who was interested in that position for a year, they should be asked. C. Hussey stated that he agreed with M. Sodini and P. Sanderson. He preferred to appoint someone who is up-to-date on Board projects. R. Winsor asked S. Gerrato if this should be tabled to the next work session (May 01), giving him time to reconsider. S. Gerrato again stated he liked being an alternate.

A write-up will be placed in Seacoast Online, The Greenland Grapevine and on the Town website seeking alternates for the Planning Board.

R. Winsor suggested that for compliance purposes the Board be updated on projects after they have been approved. P. Sanderson suggested that engineers and developers also give feedback on what is and is not working with the Zoning Ordinance. R. Winsor was looking at plans that have already been approved: are they being implemented according to approval.

3. Age Restricted Housing – Christian Smith, Beals Associates

Christian Smith, Beals Associates, presented a workshop on why developers may not be utilizing Greenland's Age Restricted Housing ordinance. Using two previously approved subdivisions, C. Smith showed the Board some conceptual ideas. Prior to this year, he hasn't been approached about an ARH development in Greenland although there have been a number approved in the surrounding area.

C. Smith described their process. Density has to be established. The key pieces are finding the open space (minimum 50% of the parcel), and 30% of the parent parcel needs to be protected uplands for the use of passive or active recreation. Greenland's ARH ordinance requires facilities which support senior services (Article 19, Section 19.3, Subsection C2). C. Smith didn't feel it was the ordinance that would preclude a developer from doing an ARH development, but rather the existing features of the land (including wetlands and meeting other regulations within the site plan). He added what may be keeping developers away was that ARH may be a "fossilized" idea. He didn't feel the ordinance was immensely flawed, but a matter of finding the land that works well within the ordinance in order to get the allowed density. D. Smith added that Greenland's ordinance is similar to other towns where ARH developments are being built.

Roads in ARH developments were discussed. D. Smith referred to Article 19, Section 19.4, Subsection I1, stating that roads and drives shall be privately owned and maintained. This will be discussed further at the next work session.

C. Hussey suggested the maximum number of bedrooms be kept at two. This will also be discussed further at the next work session.

R. Winsor left the meeting for another commitment.

4. Approval of Minutes: Thursday, March 20, 2014

MOTION: *M. Sodini moved to approve the minutes of Thursday, March 20, 2014. Second – C. Hussey; four in favor, one abstain (P. Sanderson). MOTION CARRIED*

5. Topics for Public Hearing: Thursday, April 17, 2014

Topics were reviewed.

6. Other Business

- The Board discussed the email from the Town Engineer regarding 01 Bayside Road. The consensus of the Board was the project should be reviewed by another engineer. It was suggested that Underwood Engineers be contacted because they have done projects in Town.

MOTION: *P. Sanderson moved to forward the review of the project at 01 Bayside Road to Underwood Engineers based on the email received from the Town Engineer and a conflict of interest. Second – M. Sodini; all in favor. MOTION CARRIED*

- P. Sanderson spoke to the Board regarding upcoming training events. There is a webinar on Monday, April 07, 2014. Presented by the USEPA, the webinar will be dealing with stormwater regulations and the key issues of what waters are covered by NPDES Phase II permitting. In addition, there is an OEP Conference on Saturday, May 03, 2014 in Whitefield. There was a discussion about the Planning Board obtaining an American Planning Association membership, which would cost \$100. The membership would allow Board members to access on-demand webinars. D. Smith added that the APA webinars are worthwhile.

MOTION: M. Sodini moved to authorize the Planning Board to spend \$100 on a membership to the American Planning Association for training. Second – P. Sanderson; all in favor. **MOTION CARRIED**

7. Adjournment

MOTION: M. Sodini moved to adjourn at 8:25 p.m. Second – Chair Jerome; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, April 17, 2014 – 7:00 p.m., Town Hall Conference Room, Public Hearing

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, April 17, 2014