



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, February 18, 2016 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, David Moore, Jamie Connelly – Alternate, Steve Gerrato - Alternate

Members Absent: Rich Winsor, John McDevitt - Selectmen's Rep

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. Stormwater Management: Eric Weinrieb, Altus Engineering

E. Weinrieb reviewed the Model Stormwater Standards that were developed by the Southeast Watershed Alliance and presented to the Planning Board by Julie LaBranche at their meeting on Thursday, February 04, 2016. Stormwater standards can be included in the Zoning Ordinance or Site Plan Review and Subdivision Regulations; the Planning Board opted to include them in the Site Plan Review and Subdivision Regs.

E. Weinrieb felt it was a difficult model. He has spent 30 years dealing with site developments and reviewing plans. Greenland's stormwater regulations are weak; erosion control and balancing the peak grade of runoff during storm events is fine. It's 1980's technology when dealing with volume for the peak rate, but doesn't take into consideration the volume and treatment.

There is a discrepancy between which towns have adopted the proposed standards and what the Board was told at their last meeting. The technical portions of the proposed standards were written by a professor at UNH; the text was written on the administrative side. The two were then melded together. M. Fougere asked E. Weinrieb to evaluate the standards. There were several contradictions within the standards that E. Weinrieb briefly reviewed. He stated that he wasn't sure if it was a great document to be used as a starting point, or just a good reference. Since 2008, Altus Engineering has been using the Alteration of Terrain regulations. The AOT was developed by DES and is site specific for projects disturbing over 100,000 sq. ft., or a threshold of 50,000 sq. ft. when near a river or tidal waters (within 250').

New Hampshire has home rule; you are allowed to make the rules as long as they can be substantiated. Every town has their own stormwater regulations, which makes it difficult to regulate. E. Weinrieb suggested using the AOT regulations. Chair Gerome stated Greenland may adopt the AOT regulations. After discussion about thresholds, it was suggested that there be standards for new development and re-development of sites.

E. Weinrieb explained that NHDES has different divisions that oversee permitting of environmental controls. The Alteration of Terrain bureau, formerly Site Specific, deals with site development projects that disturb over 50,000 sq. ft. within the protected shore land or over 100,000 sq. ft. elsewhere. A very comprehensive stormwater management plan is required that includes drainage computations for pre-development and post-development runoff. In addition to balancing the runoff flows, treatment must also be considered. The AOT regulations provide “a lot of tools in the tool chest”.

E. Weinrieb stated the Board should be looking for stormwater management on lot development on some level. M. Fougere added that on the residential side there should be a provision for low-maintenance requirements. The goal of stormwater management is treatment; however, you’re really trying to mimic pre-development conditions. The runoff needs to be treated, returned to the environment and dispersed.

E. Weinrieb felt the Town may get bogged down with the proposed Model Stormwater Standards; however, there were some good points. The Board should consider the AOT and on what level as well as how to deal with re-development sites. Re-development sites need to improve, but they can’t be penalized. M. Fougere added that the Board needed to decide their comfort level; if they decide “X” sq. ft., it may be the AOT. E. Weinrieb suggested a pre-application meeting with the applicant to review the requirements. M. Fougere further suggested that the AOT requirements be broken out into a checklist. Chair Gerome agreed, adding that values and primary criteria for consideration should be included as well as their meaning.

Discussion followed regarding the federally mandated MS-4. The Town Administrator is already complying with MS-4 requirements. She has located every catch basin and outfall in Town. Further explained was that the MS-4 is EPA mandated for communities over a specific population density to force them into a higher compliance requirement. Greenland will be an MS-4 community; M. Fougere added that it’s usually components of a town, using Great Bay as an example.

Runoff criteria has changed; when designing for a year storm, it was actually a two year storm. Runoff numbers have increased appreciatively. When doing an analysis, it should be a 24 hour storm event, looking at runoff across the site that discharges to the point of analysis. Runoff should be measured in cubic feet per second to determine the peak rate. E. Weinrieb stated that volume is not a “big deal” in Greenland because it runs into the Bay, with Chair Gerome adding it needs to be clean when it enters the Bay. It’s more about treatment rather than volume.

The advantage of the AOT is that it’s been vetted. The focus of the Model Stormwater Standards is to improve the quality of the runoff. M. Fougere and E. Weinrieb will meet to develop an outline using criteria to present to the Board for review. Three versions will be done: Greenland’s current requirements, AOT and the Model Stormwater Standards.

C. Hussey asked that E. Weinrieb do a work session for reading plans on Thursday, April 07, 2016. Any interested Board or Commission members may attend.

2. Senate Bill 146: Accessory Dwelling Units

M. Fougere explained that SB146 was adopted in 2015. Greenland’s ordinance has a restriction allowing only one bedroom for accessory dwelling units. The new bill voids that; a municipality can no longer restrict ADU’s to one bedroom only. The Town can go to two bedrooms, but will have to be done for 2017. In addition, minimum and maximum sizes may be established; however, it cannot be smaller than 750 sq. ft. The Town’s provision currently is that the ADU can’t be more than 33% of the home. S.

Gerrato noted that the ADU could be larger than the home. M. Fougere added that it can be mandatory to be owner-occupied; the owner can live in the ADU and not the principle.

3. Topics for Work Session: Thursday, March 03, 2016

There will not be a work session on Thursday, March 03, 2016.

4. Approval of Minutes

MOTION: D. Moore moved to approve the minutes of Thursday, January 21, 2016. Second – S. Gerrato; all in favor. **MOTION CARRIED**

MOTION: S. Baker moved to approve the minutes of Thursday, February 04, 2016. Second – C. Holloway; all in favor. **MOTION CARRIED**

5. Approval of Invoices

There were no invoices to be approved.

6. Other Business

There was no other business to discuss.

7. Adjournment

MOTION: C. Hussey moved to adjourn at 8:02 p.m. Second – S. Baker; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, March 03, 2016 – NO MEETING

Thursday, March 17, 2016 – 7:30 p.m., Public Hearing, Town Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, March 17, 2016