



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, April 07, 2016 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, John McDevitt (Selectmen's Rep), Rich Winsor, Steve Gerrato (Alternate), James Connelly (Alternate)

Members Absent: David Moore

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. Coakley Landfill/Cancer Cluster Update

Based on a request from several Planning Board members, the Town Administrator updated the Board on the Coakley Landfill and cancer cluster concerns. Currently, they are two separate issues. The Coakley site and Seabrook Station were not initially looked at when the cancer concerns were raised. The assessment of potential environmental factors has been expanded to include: Coakley Landfill, Pease Trade Port and Seabrook Station. To date, research has not revealed an environmental connection.

There will be a meeting at Bethany Church on Thursday, April 14, 2016, at 6:30 p.m., to update the public on Coakley Landfill. Residents are invited and encouraged to attend. There will be a complete a site and time line review, including what was buried and removed from the site when it was determined to be a Super Fund site. Monitoring and test results will also be discussed.

New at Coakley: in 2015, the EPA distributed the change in significant differences. They discovered that 1,4-dioxane was in some of the monitoring wells; the State standard is 3ug/L. It was noted on several occasions and was well below State limits. It was of concern because it wasn't found before. It's showing in groundwater monitoring wells, but hasn't left the site. They were concerned with Seavey Way being approved because the flow appears to be moving toward Berry Brook and adding wells would draw the contamination further away. Seavey Way has been approved for public water. For 2017, the Planning Board will be asked to do Ordinance work prohibiting additional wells within the one mile groundwater zone.

The EPA has requested, but it has not been approved, that the Coakley Group provides public water from the site to the East. Although there has been concern among residents in Falls Way, groundwater is not flowing in that direction. The Town Administrator has reviewed the development approvals and water test results, and found no reason to be concerned.

The EPA monitors the wells quarterly and an annual report is done. Every five years, a complete site review is done, and is due in September. Greenland residents within a two mile radius will be able to

have their wells tested at EPA or Coakley Group expense. There is no concern with the Rye Landfill. It has been tested, and only manganese was found.

The cancer cluster was discussed. In the five town area, RMS cancer is being researched for potential environmental exposures. The Town Administrator clarified the newspaper article stating that someone had walked the Coakley site and saw a sheen on the in-ground water. The EPA tested the water and found it is not a contaminant or oil; it's a natural occurrence in landfills that creates a sheen.

Reminder: Thursday, April 14, 2016, 6:30 p.m.

2. Plan Reading: Eric Weinrieb, Town Engineer

E. Weinrieb reviewed plan reading with the Board and answered questions. *S. Gerrato left during this portion of the meeting.*

3. Other Business

- Age Restricted Housing Development: M. Fougere told the Board that he met with Green and Company earlier in the day. They would like to put asphalt sidewalks rather than concrete for a portion of the public section of the road (Portsmouth Avenue to Vernita Drive connector). This section falls within the Town right-of-way, but it will be maintained in perpetuity by the HOA. Portsmouth Avenue to the first home would be concrete sidewalks; from there they would cross to the other side of the road with a crosswalk. From that point, it would be asphalt to Vernita. The development will have asphalt sidewalks. E. Weinrieb told the Board that when concrete heaves, it doesn't go back down. After a discussion by the Board, the consensus was for concrete sidewalks, not asphalt.
- Black Dog Contracting: Tap Taylor met with M. Fougere. He's considering purchasing the property owned by Furber Strait on Alden Avenue. He would like to store his contracting equipment (portable docks, trailers, etc.) on the property and eventually build a building. M. Fougere continued that it is an allowed use; however, the road would need to be finished. After completion of the road, T. Taylor would need to come to the Planning Board with a site plan. E. Weinrieb pointed out that an aesthetic landscape buffer would also be required. After discussion, the Board agreed the road would need to be finished in addition to a site plan review.
- Bramber Green: E. Weinrieb told the Board that Green and Company came to them with a field change. Altus didn't have any issues with it; however, he wanted the Board to be aware. The sidewalk on the Post Road entrance cannot be built without impacting the abutting property. They will be switching the sidewalk to the other side of the road. M. Fougere and E. Weinrieb agreed the change was better.
- March Farm Way: Ken Mavrogeorge sent an email requesting a Preliminary Conceptual Consultation at the public hearing on Thursday, April 21, 2016. The deadline date was March 30, 2016; however, noticing is not required. The Board was in agreement they could do a Preliminary Conceptual Consultation at the public hearing.

4. Zoning Updates

M. Fougere told the Board that the Sign Ordinance needs to be redone; it's convoluted and unclear. M. Fougere and E. Weinrieb will be meeting about the stormwater revisions in two weeks. Paul Sanderson, Selectman, added that the Accessory Dwelling Unit Ordinance needed to be revised.

5. Approval of Invoices

MOTION: R. Winsor moved to approve invoices in the amount of \$10,409.37 from the Escrow Account, and \$512.10 from the Town Budget. Second – C. Hussey; all in favor. MOTION CARRIED

6. Approval of Minutes

Approval of Minutes was continued to the next meeting.

7. Reorganization of the Board

MOTION: R. Winsor moved to appoint S. Gerome as Chairman of the Planning Board. Second – S. Baker; six in favor, one abstain (S. Gerome). MOTION CARRIED

MOTION: S. Gerome moved to appoint R. Winsor as Vice Chairman of the Planning Board. Second – J. McDevitt; six in favor, one abstain (R. Winsor). MOTION CARRIED

P. Sanderson mentioned that the Board of Selectmen would like to start the CIP process earlier. In addition, a Supreme Court ruling was made that if a project has not been approved by the Planning Board, the applicant may not return unless it's a materially different plan. M. Fougere will research further.

8. Adjournment

MOTION: R. Winsor moved to adjourn at 9:05 p.m. Second – S. Baker; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, April 21, 2016 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, May 05, 2016