



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

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

Members Present: Chair Stu Gerome, Chip Hussey, Rich Winsor, Jamie Connelly – Alternate, Steve Gerrato - Alternate

Members Absent: Scott Baker, Courtney Homer, John McDevitt - Selectmen's Rep, 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. Preliminary Conceptual Consultation: 125 Ocean Road [Map R21, 51]
Owner: Harbour Links Estates, LLC
Applicant: Bill Goodison – Bluebird Self-Storage, Greenland
The owner and applicant are proposing to convert and expand the existing warehouse building at 125 Ocean Road to self-storage. Also proposed is a separate traditional single story self-storage building. Total square footage proposed is 143,800.

The applicant requested a continuance to the meeting on Thursday, August 18, 2016.

MOTION: C. Hussey moved to grant a continuance to the meeting on Thursday, August 18, 2016 for 125 Ocean Road [Map R21, 51]. Second – R. Winsor; all in favor. **MOTION CARRIED**

2. Projects of Regional Impact

There were no projects of regional impact to discuss. This item will appear on the agenda for every public hearing; M. Fougere explained that the Board would need to make a determination if any projects presented a regional impact.

3. Other Business

M. Fougere reminded the Board that he had briefed them at a previous meeting about a site plan change that Green and Company had proposed for the Age Restricted Housing Development at Bramber Valley. They had requested to move the porous pavement within the development from the driveway to the sidewalk. At the Board's request, the Town Engineer reviewed the proposal and signed off. A copy of that letter as well as the amended Alteration of Terrain permit is on file. An O&M plan must be submitted prior to the issuance of the first occupancy permit. The roof runoff will still be infiltrated into the ground.

DRAFT – SUBJECT TO CHANGE

MOTION: *S. Gerrato moved to approve the changes as submitted by Green and Company. Second – C. Hussey; all in favor. MOTION CARRIED*

4. Stormwater Update

M. Fougere has spoken with the Town Administrator; the MS-4 draft is out and she doesn't anticipate any further changes or significant issues being created for the Town. The Board needs to decide if they should move forward with the stormwater model; the deadline is October. M. Fougere suggested they move forward. He will contact the Town Engineer to review the adopted model from Kensington.

MOTION: *C. Hussey moved to have the Town Engineer review the Kensington stormwater model. Second – R. Winsor; all in favor. MOTION CARRIED*

5. Update: Transportation Alternatives Program Grant (Extension of Sidewalks)

An application for sidewalks along Post Road was submitted as part of the TAP grant. Greenland has made it through the first round. The proposed sidewalks would be on the east side from Dunkin' Donuts along Post Road to Moulton Avenue. There would be no curbing and limited drainage; the existing sidewalks would be upgraded and new sidewalk added along the route. The Town Administrator will attend a mandatory grant meeting on Wednesday, August 10; the second round application is due October 02, 2016. The minimum grant amount is \$400,000 which would be approximately 5,000' of sidewalk. It will be an 80/20 split with the Town.

6. Update: Sign Ordinance

The Sign Committee met for the first time on Thursday afternoon, July 21, 2016. They plan to meet every two weeks; the next meeting will be on Thursday, August 04, 2016. There was a discussion that a Planning Board member should be on the committee.

MOTION: *C. Hussey moved to appoint S. Baker to the Sign Committee. Second – J. Connelly; all in favor. MOTION CARRIED*

7. Topics for Work Session: Thursday, August 04, 2016

Topics for the work session were reviewed.

8. Approval of Minutes: Thursday, June 16, 2016

MOTION: *R. Winsor moved to approve the minutes of Thursday, June 16, 2016. Second – C. Hussey; all in favor. MOTION CARRIED*

9. Approval of Invoices

MOTION: *R. Winsor moved to approve the payment of invoices in the amount of \$237.50 from the Planning Board Escrow Account and \$1,342.95 from the Town Budget. Second – C. Hussey; all in favor. MOTION CARRIED*

DRAFT – SUBJECT TO CHANGE

10. Other Business

R. Winsor told the Board that a new well was recently installed in the area of Hole 2 at the Breakfast Hill Golf Course. The Board was concerned about the effects of water withdrawal and the Coakley Landfill. They asked that the Building Inspector research restrictions that may have been placed on the golf club regarding water withdrawal; the draw of the new well is approximately 100 gallons per minute. M. Fougere will contact DES.

11. Adjournment

MOTION: *C. Hussey moved to adjourn at 7:26 p.m. Second – J. Connelly; all in favor. MOTION CARRIED*

NEXT MEETING

Thursday, August 04, 2016 – 7:00 p.m., Work Session, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: 