



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE PLANNING BOARD PUBLIC HEARING**

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Thursday, March 16, 2017 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Chip Hussey, David Moore, John McDevitt - Selectmen's Rep, Steve Gerrato - Alternate

*Members Absent:* Scott Baker, Courtney Homer, Rich Winsor, James Connelly – Alternate

*Staff Present:* Mark Fougere - Consultant

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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

Reorganization of the Board was continued to the meeting on Thursday, April 06, 2017. Elections were postponed from Tuesday, March 14, 2017 to Tuesday, March 21, 2017 due to a Nor'Easter.

2. Projects of Regional Impact

There were no projects of regional impact to discuss.

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| <p>3. Site Plan Review, Conditional Use Permit (Map R21, 51)<br/>125 Ocean Road<br/>Owner/Applicant: Bill Goodison, Bluebird Greenland LLC<br/><i>The owner/applicant is proposing the redevelopment of property located at 125 Ocean Road into a Bluebird Storage facility and offices.</i></p> |
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MOTION: C. Hussey moved to accept the applications for 125 Ocean Road (Map R21, 51), Site Plan Review and Conditional Use Permit, as complete. Second – D. Moore; all in favor. MOTION CARRIED

Brian Pratt, CLD Consulting Engineers, addressed the Board. Also present was Bill Goodison, Bluebird Greenland LLC. There were several items remaining to be addressed after the meeting on Thursday, February 16, 2017. A waiver has been requested to reduce the number of new trees to 45. The new landscape plan includes the trees. Also included in the packet was a clearer photo of the Manchester building. Comments from Underwood Engineering have been addressed. NHDOT has issued a draft permit and number for the driveway; DOT accepted the existing driveway profile. NHDES had drainage related questions on the Alteration of Terrain permit; those have been addressed (full copy of the AOT permit is on file).

M. Fougere concurred with the comments; all involved parties have reviewed the plans. Prior to the mylar being signed, all permits from the State must be received, plans properly stamped, and the project bonded. B. Pratt responded that they have received a number for the driveway permit, AOT

should be received next week, and the septic system is expected to be submitted within the next one to two weeks. All permit numbers will be added to the cover sheet of the plan set. The waiver and the landscape plans are for 40 trees.

MOTION: J. McDevitt moved to grant the waiver to Site Plan Review Regulations Section 5 – Design and Construction Requirements, Section 5.3 - Landscaping and Screening, Subsection E.1 – Trees/Formulas: reducing the required number of trees to 40 and preserving as many existing trees as possible. Second – D. Moore; all in favor. MOTION CARRIED

Chair Gerome opened the hearing to public comments. There being none, he closed the public hearing and returned to the Board. Responding to a question from J. McDevitt regarding the easement to the billboard on the I-95 side of the property, B. Pratt stated that the easement plan was incorporated into the deed when they purchased the property. B. Goodison added that there is a view easement along I-95 and an easement for power and access around the back.

MOTION: C. Hussey moved to approve the applicant's request for site plan modification, Map R21 Lot 51, in accordance with the plan by CLD Engineers, plan set dated December 2016, Job Number 16-0148, for property located at 125 Ocean Road, subject to the following conditions. Second – D. Moore; all in favor. MOTION CARRIED

- NHDES AOT Permit;
- NHDOT Driveway Permit;
- Landscaping shall be bonded: 20%, 2 years;
- Final plan set with all applicable professional stamps.
- No building permit shall be issued until security is posted and an agreement is signed.
- Any and all State and/or federal permits shall be obtained and made part of the file.
- Any and all fees due the Town of Greenland and its consultants must be paid before the mylar is signed and recorded.
- Any variances and waivers granted must be keyed to the plan.
- The applicant must post financial security before the mylar is signed. Applicant is to submit a cost estimate to be verified by the Town Engineer or Engineer approved by the Planning Board.
- A pre-construction meeting must be held with the Building Inspector prior to any building permits being issued.
- A post-construction meeting must be held with the Building Inspector prior to any occupancy permits being issued.
- The applicant must submit two final full plan sets (22"x34") and an 11"x17" plan copy as part of the Planning Board file.
- The applicant must submit a digital copy of the final full plan set as part of the Planning Board file.

#### 4. RPC Transportation Project Update

An email was received from David Walker, RPC, confirming receipt of the Planning Board letter regarding the Regional Transportation Projects. S. Gerrato told the Board that at the recent RPC meeting he attended, the MPO will be adding Greenland's proposals to their list.

#### 5. C-RiSe Report Update

The Planning Board received a copy of the final C-RiSe report from the New Hampshire Coastal Risk and Hazards Commission. M. Fougere noted there were some grant opportunities available. He

recommended the Board consider adding a chapter in the Master Plan; it would be 100% funded (\$6,000) and no match required. The chapter added to the Master Plan would be on C-RiSe concerns: potential flooding areas, mitigation options that may be available, etc. Since it would be in the Master Plan, it would be considered a policy/statement. RPC would handle the entire process including outreach. S. Gerrato added that he always raised the foundation from 18" to 24" and the Planning Board had no control; the builder shouldn't be able to build it 6" to finished grade. The consensus of the Board was to include a chapter on C-RiSe in the Master Plan rather than regulatory.

MOTION: C. Hussey moved to apply for a grant for the C-RiSe project to be included in the Master Plan. Second – D. Moore; all in favor. MOTION CARRIED

#### 6. Robert Parker Driveway Update

The Board reviewed and discussed comments from the Town Attorney regarding the Parker driveway access: Parker would be allowed access through the right-of-way. Chair Gerome added that whether or not the Selectmen issued a permit would be their purview. S. Gerrato stated that the recorded plan (D-36809) done prior to Town Meeting was incorrect. The final plan was done after Town Meeting and is dated 04.02.2012; it wasn't signed by the engineer or recorded. (Note: The Building Inspector researched the plan dated 04.02.2012 and found it had been recorded at the Registry [D-37349].)

MOTION: C. Hussey moved that based on the Town Attorney's review, the Planning Board agreed that Mr. Parker is entitled to access to his property through the Stearns Way right-of-way. Issuing a permit was not within the Planning Board's jurisdiction; it would be a Board of Selectmen decision. Second – D. Moore; four in favor, one against (S. Gerrato). MOTION CARRIED

#### 7. Approval of Invoices

MOTION: D. Moore moved to approve payment of the following invoices: \$855.45, Fougere Planning and Development, from the Planning Board Town Budget; \$3,200, Underwood Engineering, and \$475, Fougere Planning and Development, from the Planning Board Escrow account. Second – J. McDevitt; all in favor. MOTION CARRIED

#### 8. Topics for the Work Session

Stormwater Management will be reviewed and discussed at the work session on Thursday, April 06, 2017. Eric Weinreib, Planning Board Engineer, is tentatively scheduled to be at that meeting.

#### 9. Approval of Minutes

MOTION: D. Moore moved to approve the minutes of Thursday, February 16, 2017. Second – S. Gerrato; four in favor, one abstain (J. McDevitt). MOTION CARRIED

#### 10. Other Business

Chair Gerome thanked J. McDevitt, on behalf of the Board and himself personally, for his years of service on the Planning Board.

M. Fougere told the Board he had met with a representative from Habitat for Humanity. They would like to do a single family condex at 18-20 Ocean Road. The property is located next to a brook; M. Fougere suggested they find out if there is 45,000 sq. ft. of dry land. Waivers will be needed because it

will be a backlot. If there is enough dry land, M. Fougere recommended he do a sketch and meet with the Board for their thoughts on the project. M. Fougere added it would be work force housing.

11. Adjournment

MOTION: J. McDevitt moved to adjourn at 7:29 p.m. Second – C. Hussey; all in favor. MOTION CARRIED

NEXT MEETING
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Thursday, April 06, 2017 – Work Session, 7:00 p.m., Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, April 06, 2017