



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, September 21, 2017 – 7:00 p.m. – Town Hall Conference Room

Members Present: Stu Gerome, Courtney Homer, James Connelly (Alternate), Steve Gerrato (Alternate), Catie Medeiros (Alternate), Paul Sanderson (Selectmen's Rep)

Members Absent: Scott Baker, John McDevitt, David Moore, Rich Winsor

Staff Present: Mark Fougere - Consultant

Chair Gerome opened the Planning Board public hearing 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. Projects of Regional Impact

There were no projects of regional impact to discuss.

2. Site Plan Review

9 Alden Avenue – Commercial B Zone (Map R20, Lot 40)

Owner: Autumn Pond Realty Trust

Applicant: Stephen Philbrick, Revolution Detailing LLC

The applicant is requesting a change of use. The office and warehouse space will be used for automotive detailing and restoration.

Steve Philbrick, co-owner of Revolution Detailing LLC, addressed the Board. The owners of Revolution Detailing have requested a change of use from office/warehouse space to retail space at 09 Alden Avenue for automotive detailing and restoration. The hours of operation will be 9:00 a.m. to 5:00 p.m., Monday through Friday as well as an occasional weekend. The unit at 09 Alden Avenue is 60'x20' (1200 sq. ft.). There will be three full-time employees, all owners of the company. Two parking spaces are allowed: one spot in front of the building will be used by the owners; one spot will be for potential walk-in customers. Most of their customers book appointments; vehicles that are dropped off will be parked inside. Parking should not be an issue. There will be a maximum of two customer cars in the building at one time, per day. As a condition of the Special Exception granted by the Zoning Board, they will not be washing vehicles at the facility.

P. Sanderson stated the condition placed on the Special Exception by the Zoning Board needs to be incorporated into the Planning Board's decision. Staff recommendations were three hard copies of their site plan and a digital copy as well as any other items that may be outstanding. Police, fire and Planning Board Engineer do not need to review.

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Chair Gerome opened the hearing the public comments. There being none, he closed the public hearing and returned to the Board for discussion. As an additional condition of approval, MDS sheets must be filed.

MOTION: C. Homer moved to approve the applicant's request for a minor site plan, Map R20 Lot 40, in accordance with the plan submitted by the applicant for the property located at 09 Alden Avenue. Second – S. Gerrato

DISCUSSION: P. Sanderson added conditions of approval: the applicant must submit three hard copies and a digital copy of the site review plan, the Zoning Board condition will be incorporated that customer vehicles cannot be washed on site, and the applicant will submit to the Building Inspector's office Material Data Safety sheets for chemicals to be used on site.

AMENDED MOTION: C. Homer moved to approve the applicant's request for a minor site plan, Map R20 Lot 40, in accordance with the plan submitted by the applicant for the property located at 09 Alden Avenue. The following conditions apply: the applicant must submit three hard copies and a digital copy of the site review plan, the Zoning Board condition will be incorporated that customer vehicles cannot be washed on site, and the applicant will submit to the Building Inspector's office Material Data Safety sheets for chemicals to be used on site. Second – S. Gerrato; all in favor. MOTION CARRIED

3. Site Plan Review

28 Bramber Valley Drive – Commercial A Zone (Map U7, Lot 10A)

Owner: Jade Realty Corporation

Applicant: William Cottonham, Door to Door Detailing LLC

The applicant is requesting a change of use for automotive detailing, storage and office space.

Will Cottonham, applicant, addressed the Board. The applicant is requesting a change of use for automotive detailing. Hours of operation will be 10:00 a.m. to 6:00 p.m., five to six days per week. Chemicals used will not be harmful to the environment and can be picked up at Walmart or Pep Boys. The loudest equipment used would be a buffer wheel and vacuum; there aren't jack hammers or loud engines. W. Cottonham rents two bays of the building; there is a wall between his portion and the adjacent bay, which he cannot access. That side of the building belongs to Mr. Fillmore.

There will be approximately three cars per day in the lot and would be picked up the next day. Lighting will not be added. Signs can be small, but not lit; P. Sanderson referred W. Cottonham to the Building Inspector or Planner. He also suggested bringing in a mock-up of the sign in advance. No signage off-site; no line striping. There will be one full-time and one part-time employee; he doesn't see the business growing at this time. Cars will be washed on site; there is a drainage swale at the edge of the fence. W. Cottonham would like signage at the entrance eventually.

Chair Gerome's concerns were no car sales and to keep the front clear of any inoperable vehicles, trailers, etc.; W. Cottonham stated the trailer out front could be moved. Chair Gerome stated it was a unique situation: commercial property surrounded by residential. Chair Gerome stated the only concerns from the Board were the occasional vehicle for sale, which needed to be eliminated; the storage of any vehicles on a long term basis; everything should be behind the fence. S. Gerrato commented the place needed to be kept neat because it was on the entrance to a rich subdivision.

Chair Gerome opened the hearing to public comments. Barbara Wilson, 11 Tuttle Lane: She abuts the Clark's land and where the landscape company is located. She asked W. Cottonham if he sanded

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because that makes quite a bit of noise; he only uses a buffer and a vacuum. A sander is used for body work, which he doesn't do; he only does detail work. Another resident who lives in Bramber Green was concerned about water in the road in the winter months. W. Cottonham stated it never reaches the road, and he wouldn't wash outside in the winter. Vehicles would be washed and vacuumed inside, and there is a drain. The water shouldn't go to the back of the property because it's on a slope. If there are water connections on the rear of the building, he doesn't use them. Nothing is done out back. The trailer currently in the front will be moved behind the fence.

Mr. Fillmore and the landscape company store equipment on the site. Carol Smith, 21 Tuttle Lane: Her concern was the entire area. When the buildings were originally built, they were built for storage. She thought items would be put in the building and out of sight. In addition, there would be little traffic and not a lot of people. Now, it's beginning to look like an industrial area with trailers, cars, and construction equipment. She was concerned where the area was headed. She was unaware there were other tenants in the buildings. C. Smith asked W. Cottonham if he was operating there before Board approval. He responded that he moved into the building in October or November 2016. She also wanted the parking issue explained and could see all the junk behind the fence when the leaves were off the trees, stating it looked like a junk yard.

When Bramber Valley was approved, and the property was subdivided out, there were no restrictions placed on the lot. Chair Gerome stated it was kept by the same owner and didn't go with the transfer; the use is still commercial. P. Sanderson stated there are several different uses at this property; there needs to be a proper site review. He recommended granting tentative approval to Door to Door Detailing as the tenant; the Building Inspector should contact Mr. Fillmore for a site review at the Planning Board. Uses need to be documented so the entire site is clear. C. Smith stated that many years ago, trees should have been planted and weren't.

As stated earlier, the Board would like nothing stored overnight in the front of the building, no car sales, and signage is to be addressed with the Building Inspector. P. Sanderson suggested tabling this application to the next public hearing. He stated he had no problem with W. Cottonham or his business; however, the Board should meet with Mr. Fillmore about the situation. If there is no response, the Board will meet with the Building Inspector. P. Sanderson didn't see anything that wasn't fixable, and stated it needed to be done in accordance with normal procedure and the Ordinance. Chair Gerome clarified for W. Cottonham that the Board didn't have concerns with his business and it could continue; they needed to address the site. W. Cottonham told the Board that the property owner would be leaving soon for Florida for the winter.

MOTION: P. Sanderson moved to continue the site plan review for 28 Bramber Valley Drive to the public hearing on Thursday, October 19, 2017, and refer this to the Building Inspector to contact the property owner for a full site review. Second – S. Gerrato; all in favor. MOTION CARRIED

4. Site Plan Review

540 Portsmouth Avenue – Commercial A Zone (Map U4, Lot 3)

Owner: Granite State Pioneer

Applicant: Sean Curran, Seacoast Tile

The applicant is requesting a change of use from a yoga studio to a retail tile showroom.

Sean Curran, applicant, addressed the Board stating he had just rented the building at 540 Portsmouth Avenue, which was previously a yoga studio. He was requesting a change of use to a tile showroom. The building is 900 sq. ft., and there are five parking spaces. One employee will be on site; it will be a

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low-key operation. The business will be geared more to builders, but the public is welcome. M. Fougere stated it was a good use and there's plenty of parking that's striped.

S. Curran will keep signage the same size and in the same location as the previous tenant. P. Sanderson reminded him he will need to see the Building Inspector about signage, being sure to bring a mock up. No additional lighting is needed, and there's no issue with trash. The hours of operation will be 8:00 a.m. to 6:00 p.m., Monday to Friday; possibly 9:00 a.m. to noon on Saturday; closed on Sunday. Hours initially will be by appointment only. There may be an occasional pallet of tiles dropped off, but would be picked up by the contractor within hours of the delivery.

MOTION: S. Gerrato moved to approve the applicant's request for a minor site plan, Map U4 Lot 3, in accordance with the plan submitted by the applicant, for property located at 540 Portsmouth Avenue. Hours of operation must be included on the plan; three hard copies plus a digital copy of the plan must be submitted. The applicant must contact the Building Inspector regarding signage. Second – P. Sanderson; all in favor. MOTION CARRIED

5. Approval of Minutes

MOTION: P. Sanderson moved to approve the minutes of Thursday, September 07, 2017. Second – S. Gerrato; four in favor, two abstain (C. Medeiros, J. Connelly). MOTION CARRIED

6. Approval of Invoices

MOTION: C. Homer moved to approve payment of the invoice to Underwood Engineering in the amount of \$653.35 for 125 Ocean Road, Bluebird Storage, from the Planning Board Escrow Account. Second – S. Gerrato; all in favor. MOTION CARRIED

7. Topics for Work Session: Thursday, October 05, 2017

Chair Gerome reminded members that the work session on Thursday, October 05, 2017 will be held at the Great Bay Discovery Center, 6:30 p.m. This will be a Visioning Session for sea rise. If possible, the meeting may continue as a work session.

8. Other Business

Zoning Changes: Board members were given an informational packet from the Building Inspector. He would like to make some changes to the Building Code. The Building Inspector has met with the Board of Selectmen regarding these changes. P. Sanderson stated the Planning Board needed to work with the Building Inspector right away; he needs to meet with the Board to discuss his needs. He has been told the Board would like to meet with him on Thursday, October 19, 2017 or Thursday, November 02, 2017. M. Fougere noted that zoning changes forwarded by the Building Inspector should be addressed at that time.

Bramber Valley Drive: There was a discussion about the site plan review of the property at 28 Bramber Valley Drive. Members were concerned about the partitioned side of the building: they questioned the electrical and fire proofing. P. Sanderson stated it should be inspected by the Fire Chief and Building Inspector.

RPC Update: S. Gerrato updated the Board on the recently held RPC meeting. There was a discussion regarding water and the MTBE Fund. The revolving loan status has now been changed to grant status.

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He recommended that Portsmouth and Greenland should change their letter to request a grant before the funding is gone. P. Sanderson is a member of the committee representing Fish and Game. He stated it was Senator Morse's intent that it not be a full blown grant. At their first meeting, they were told that \$400 million was available against a \$2.5 billion demonstrated need. He added it wasn't a grant program because all the needs can't be filled. It could possibly be some type of grant or revolving fund, or perhaps involving federal grants.

Andrew Hoffman, DES, stated that Greenland doesn't exceed the water quality standards for tainted wells. Testing in the bedrock will be started, which could cost several million dollars and take a couple of years to complete. The most important part is that if the water line must be laid, responsible parties will pay, not Greenland residents. S. Gerrato did a water line estimate, measuring 6.7 miles and including every house. The quotes he received were high and may be less if put out to bid. Counting 232 connections, he estimated between \$10 million and \$11 million; P. Sanderson stated the actual cost is \$19 million.

P. Sanderson added that Portsmouth wanted to run the water line from Breakfast Hill Road across the bridge and to the end of Breakfast Hill Road. It would come back to the Portsmouth line to connect and loop into their existing water system. Their cost was estimated at \$19 million and does not include connections to individual homes, which could be as much as \$13,000 per house. P. Sanderson continued that right now none of the well tests show that contaminants exceed current health advisories set by USEPA. It was virtually impossible from a liability perspective to place responsibility on Portsmouth or CLG. The Town would not be receiving \$19 million in grant funds.

Rt. 33 Corridor: Tim Roache is the Executive Director of RPC and lives in Stratham. He believes that if some passionate people who are enthusiast about the Rt. 33 Corridor to attend the GACIT hearings, engineering money may be available. S. Gerrato distributed the meeting dates. P. Sanderson questioned money being set aside for a corridor study. Engineering isn't normally done until the corridor is studied for what might be done. The bridge over the Winnicut River is the Town's choke point: no additional lanes are possible. It should be a bridge project, but it's not a red list bridge. The only way to see a change is if it becomes a corridor problem; that happens with a backup to Pease. M. Fougere stated that Pease would be adding new employment and would only get worse. P. Sanderson stated the Town could threaten to make projects developments of regional impact. When Portsmouth and Newington review new business on Pease, the Board could object based on traffic. M. Fougere stated the strategy should be that Rt. 33 is a key feeder road for a prime industrial park.

9. Adjournment

MOTION: S. Gerrato moved to adjourn at 8:10 p.m. Second – J. Connelly; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, October 05, 2017 – 6:30 p.m., Visioning Session, Great Bay Discovery Center

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: 