



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD

Thursday, June 07, 2018 – 7:00 p.m. – Town Hall Conference Room

Members Present: Frank Catapano, Stu Gerome, John McDevitt, David Moore, Rich Winsor, Steve Gerrato (Alternate) Chip Hussey (Selectmen's Rep), Catie Medeiros (Alternate)

Members Absent: Jamie Connelly, Paul Sanderson (Selectmen's Rep)

Staff: 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. Public Hearing: Subdivision Regulations and Site Plan Review Regulations Revisions

- Subdivision Regulations: Proposed amendments are on file. Waivers must now be submitted on a form, selecting Option A or Option B, in accordance with RSA 674:36 II (n). There was a discussion about deleting the definition of "wetlands" found in Section 1, Subsection 1.5.31 of the Subdivision Regulations. The ruling definition is in the Zoning Ordinance. The definition of wetlands in the Zoning Ordinance (Article II – Definitions) includes "vernal pools", which could be a conflict. M. Fougere noted that the State defined wetlands, and the section could be deleted. C. Hussey stated that vernal pools are not considered wetlands by the State, adding it was for delineation purposes only. M. Fougere will research for discussion in the fall.

Chair Gerome opened the hearing to public comments. There being none, he closed the public hearing and returned to the Board for discussion.

MOTION: R. Winsor moved to accept the changes to the Subdivision Regulations as presented in Items 1 and 2, House Numbers and Waivers, respectively. Second – F. Catapano; all in favor.
MOTION CARRIED

Item 3, deleting the definition of Wetlands, will be held for further discussion. J. McDevitt stated the definition is in the Zoning Ordinance. M. Fougere was in agreement, adding that the definition in the Subdivision Regulations differs from the Ordinance. Both J. McDevitt and M. Fougere stated that the Ordinance overrides the Subdivision Regulations.

- Site Plan Review Regulations: Proposed amendments are on file. Waivers must now be submitted on a form, selecting Option A or Option B, in accordance with RSA 674:44 III (e). A definition for "Screening" will be added to Section V, Subsection 5.3 – Landscaping and Screening. Based on the earlier discussion, deleting the definition of wetlands from Section II, Subsection 2.1.14, will be deferred to the fall.

Chair Gerome opened the hearing to public comments. There being none, he closed the public hearing and returned to the Board for discussion.

MOTION: R. Winsor moved to accept the changes to the Site Plan Review Regulations as presented in Items 1 and 2, Waivers and Screening, respectively. Item 3 will be discussed at a later date. Second – J. McDevitt; all in favor. MOTION CARRIED

2. Breakfast Hill Road Lot Merger

The Board reviewed the lot merger of 368 Breakfast Hill Road, Map R1 Lot 12, and Map R1 Lot 11A. The property owner at 368 Breakfast Hill Road purchased a small piece of Map R1 Lot 11A and was requesting to merge the properties.

MOTION: R. Winsor moved to approve the lot merger for Map R1 Lot 12 and Map R1 Lot 11A. Second – D. Moore; all in favor. MOTION CARRIED

3. Approval of Minutes

M. Fougere told the Board that after reviewing the minutes and plans, he will be calling McDonald's engineer; the elevation is still a problem. There was also a discussion about the LED menu board, which is not allowed. Chair Gerome stated that the Board would need to clarify how they would approve something like that; LED lighting can't be approved in one location and not another. F. Catapano questioned if a menu board is a sign. R. Winsor responded: if it's outside, it's a sign; they can do anything inside. F. Catapano noted the menu board can't be seen from the street. Chair Gerome added that the Board would have to make sure it can't be seen from the street, and if it's authorized, there needed to be parameters.

MOTION: R. Winsor moved to approve the minutes of Thursday, May 17, 2018. Second – F. Catapano; seven in favor, one abstain (C. Hussey). MOTION CARRIED

4. Payment of Invoices

MOTION: K. Medeiros moved to approve payment of the invoice to Fougere Planning & Development in the amount of \$854.43 from the Planning Board Town budget. Second – R. Winsor; all in favor. MOTION CARRIED

5. Topics for Public Hearing: Thursday, June 21, 2018

Topics for the Public Hearing on Thursday, June 21, 2108 were briefly discussed.

6. Other Business

- The Board reviewed the letter to Lonza Biologics.
- S. Gerrato reported that at an MPO meeting on January 10, 2018, Dave Walker (Rockingham Planning Commission) announced CMAQ Funds would be used. D. Walker has since stated that the money could not be used. Tim Roache (Executive Director, Rockingham Planning Commission) said there was money in the 10 year fund, but they were unsure who was going to receive it. S. Gerrato briefly discussed the corridor study with the Board.
- J. McDevitt questioned petitions changing private roads to public roads. M. Fougere responded it would be in accordance with the State RSA. If there is a private road that residents wanted to make

public, the Board of Selectmen have the authority to lay out a Class V road; it doesn't have to be reviewed by the Planning Board. Members of the Board commented that certain concessions were made to the developer during the planning process. If the residents wanted the Town to take over the road, was there going to be right-of-way; a right-of-way would have to be established in the case of Bramber Green. If there is a right-of-way, are there setbacks; the houses in Bramber Green are close together. A lot of obstacles would be created. R. Winsor suggested being proactive and provide the Selectmen with a tool to help them understand if a private way should be accepted as a public road. Chair Gerome noted that the Selectmen normally deferred those types of things to the Planning Board. There was a question if a Board had the authority to lay out a road regardless of what was on the plan. Referring to the Age Restricted Housing Ordinance, M. Fougere noted that it's stated "all roads and drives in a site shall be privately owned and maintained"; the Ordinance was approved by the voters of Greenland. Do the Selectmen have the power to override that? M. Fougere will consult with the Town Attorney.

7. Adjournment

MOTION: R. Winsor moved to adjourn at 7:37 p.m. Second – C. Hussey; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, June 21, 2018 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, June 21, 2018