



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, February 02, 2017 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Courtney Homer, Chip Hussey, John McDevitt (Selectmen's Rep), David Moore, Steve Gerrato (Alternate)

Members Absent: Scott Baker, Rich Winsor, James Connelly (Alternate)

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. RPC Transportation Project

The Rockingham Planning Commission has asked for input regarding a grant that has been on the long range plan for many years. The proposed funding for Greenland deals with the electrification of the Truck Stop to cut down on idling. This has been on the project list for a long time. If there was proper electrification of the Truck Stop at night, trucks could be plugged into an electrical unit rather than idling.

Chair Gerome noted that the first year would be 2039. S. Gerrato suggested replacing the electrification of the Truck Stop with a better plan. D. Moore asked why the Truck Stop wasn't paying for the electrification rather than using public funds. J. McDevitt stated there were more pressing issues in Town that needed to be addressed. Chair Gerome added that originally the electrification of the Truck Stop was under a Clean Air Grant. Also included on the list was an unranked project for Greenland to address the capacity issues on NH 33 between Bayside Road and NH 151; the reason for not ranking is "needs corridor study/plan". It was stated that the corridor study should be done on Rt. 33 to the circle at Rt. 108 in Stratham.

Paving Winnicut Road and replacing the Thompson Brook culvert on Winnicut Road were also discussed. The Board discussed setting parameters for a Rt. 33 corridor study from the Portsmouth line to the Rt. 108 circle in Stratham; M. Fougere suggested that a regional study may be better. As part of the justification for a corridor study, M. Fougere will include the following issues: congestion, the bridge over the Winnicut River, and the light at the intersection of Rt. 33/Bayside Road/Winnicut Road. Projects to be submitted are the Rt. 33 corridor study, paving Winnicut Road and the Thompson Brook culvert on Winnicut Road.

2. 2017 Goals

- Work on the Stormwater Regulation, to be included in the Subdivision and Site Plan Review Regulations, will begin at the work session on Thursday, March 02, 2017. A grant was received and draft done in the fall. M. Fougere will invite the Planning Board Engineer to that meeting.

- Added to the goals for 2017:
 - Mandatory Open Space: requiring major subdivisions to be open space (cluster)
 - Correct language for recording site plans: Site Plan Review Regulations

3. Topics for Public Hearing: Thursday, February 16, 2017

Bluebird Storage is on the agenda for the public hearing on Thursday, February 16, 2017 for Site Plan Review and Conditional Use Permit.

4. Approval of Minutes

MOTION: J. McDevitt moved to approve the minutes of Thursday, January 19, 2017. Second – D. Moore; all in favor. MOTION CARRIED

5. Approval of Invoices

MOTION: D. Moore moved to approve payment of the invoice for Fougere Planning & Development in the amount of \$1,005.45 from the Town budget. Second – C. Homer; all in favor. MOTION CARRIED

6. Other Business

- The Town Administrator has received a request from a property owner on a Class VI road, Robert Parker, for a building permit. Under State statute that can only be granted by the Board of Selectmen; however, it must be reviewed and commented on by the Planning Board. J. McDevitt stated that R. Parker does have 70' of frontage on Rt. 151 (Post Road); DOT denied the driveway permit due the number of existing driveways that had been allowed.

S. Gerrato stated he will be fighting R. Parker having access to his property via Stearns Way. They have Court documents stating that only the Gill's may use that road. R. Parker has frontage on Post Road as well as Stearns Way and Spruce Lane. S. Gerrato discussed the NH Court's decision with the Board. J. McDevitt stated that he, as well as other members of the Board, would need to read the Court's judgement in order to make an informed decision. M. Fougere added that the lot is not dividable; Greenland's Subdivision Regulations require frontage on a Class V road or better. The Selectmen can grant access, but cannot subdivide the property. After discussion, the Board was in agreement that the lot was not subdividable.

MOTION: J. McDevitt moved to table the Planning Board review and comment of the request for access to Map R6, Lot 8G from Rt. 151 until the Planning Board has reviewed the decision of the NH Supreme Court on the matter of Stearns Way. Second – D. Moore; all in favor. MOTION CARRIED

- M. Fougere told the Board he had a conference call with Cummins Sales and Service. They are interested in opening a shop on the lot behind Tractor Supply. Cummins provides sales, service, and parts support for all Cummins engines, generators, etc. They will need a Variance; the Town's definition of "truck stop" is broad and includes truck repair.
- Recording of approved site plans at the Registry was discussed. M. Fougere told the Board it wasn't necessary and most towns don't require site plans to be recorded; he added that the Registry accepts them, however, doesn't like them. The language in the Site Plan Review Regulations was copied from the Subdivision Regulations, and refers to recording subdivision plans not site plans. A benefit for recording site plans would be as a backup if site plans were destroyed or lost; there

would be a record at the registry. The Board was in agreement to require site plans to be recorded; however, it will be further discussed as a goal for 2017.

7. Adjournment

MOTION: D. Moore moved to adjourn at 7:51 p.m. Second – C. Homer; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, February 16, 2017 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey – Secretary to the Boards

Approved: Thursday, February 16, 2017