



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, August 02, 2018 – 7:00 p.m. – Town Hall Conference Room

Members Present: Frank Catapano, Jamie Connelly, John McDevitt, David Moore, Rich Winsor, Chip Hussey (Selectmen's Rep), Steve Gerrato (Alternate)

Members Absent: Stu Gerome, Catie Medeiros (Alternate)

Staff Absent: Mark Fougere - Consultant

Vice Chair Winsor noted that the seating capacity in the Conference Room had been exceeded. He had spoken to Chief Cresta by phone, who allowed 15 minutes due to the number of people in the room. Vice Chair Winsor stated his appreciation for the support of the Library. He asked the leadership of the Library to notify the Board if a lot of people would be present so the meeting could be moved to a larger facility.

Vice Chair Winsor opened the Planning Board meeting at 7:10 p.m. A roll call was taken by the Vice Chair; he announced a quorum was present and the meeting was being recorded. P. Sanderson recused himself from this meeting; C. Hussey, Alternate Selectmen's Rep, sat for this meeting.

1. Weeks Library Expansion

Tim Puls, Underwood Engineers, and Ron Lamarre, Lavallee Brensinger Architects, distributed informational packets to the Board. T. Puls explained the drainage design, stating it was very conceptual at this point; they are still looking at the footprint and site. Test pits have been done; the soils are very good. They're an 'A' soil, which has a very high concentration rate.

T. Puls stated that the proposed building would probably have a Hipp roof to match the roof design of the existing building. He pointed out on the plan that the drainage area could be broken out into four different areas. Drainage area five was the paved driveway; parking was also proposed for that area. He explained the stormwater management: the runoff will flow into a series of rain gardens and infiltration trenches. There will be a perimeter infiltration trench around the building, which is an expanded foot drain (it's a trench that's dug down, backfilled with 1" to 3" stone resulting in 40% void space, which is the volume to store rain water). For high flow contingency, there are high flow bypasses. There are 8" dome grades at the surface that will go down to a perforated 6" line so the water will flow in and be distributed into the stone; it can also be accepted from the stone if the groundwater is high. That pipe is designed to pass the 10 year peak low, which is the AOT rule.

There is a really steep grade around the site down to the northwest corner; that will be the discharge point. T. Puls didn't think it was likely the stormwater would make it that far based on how the stormwater was being dispersed along the way, infiltrating into the groundwater and native soil. In that

corner will be a level spreader and some bushes; they will be looking at additional designs for building egress.

There is a drainage area on the west side of the parking area that would be a typical drainage grate dropping into a solid pipe that would connect to the perforated line. The system is sized to handle the volume.

The design is very conservative and based on the 1 through 50 year storm events. A 50 year storm event can be managed on site; 100% of the runoff from the impervious cover can be managed on site. They felt the design fit best with the architectural layout and look of the building. It also didn't require building one primary location for all the stormwater to be fed into. T. Puls noted it wasn't set in stone and stormwater is very flexible. The key points were that soils have a very high infiltration rate—it's getting the water from the surface into an underground vault or stone chamber. It will then infiltrate into the groundwater system.

Vice Chair Winsor explained that this meeting was a work session. The purpose of the meeting was to update the Board on the status of the project. Once plans are available, it would be considered a submission. The Planning Board will assess this project as they would any other; the Board will advise the applicant where it would be considered as compliant or non-compliant based on the standard application of Site Plan Regulations. A set of findings would be developed for the Selectmen to review so they would understand what the Planning Board was or was not supporting. It's not up to the Planning Board to approve or disapprove; they would be acting in an advisory capacity to the Selectmen. When a full set of plans was received, time would be scheduled at the Planning Board's standard meetings for review.

R. Lamarre stated the concept they are proposing was for everything to be on one site. T. Puls explained there are two alternatives for the septic system. Alternative 'A' takes advantage of the existing location for the septic and leach field. If there is paving in that area, they will need to go with a chamber style system for the H-20 and vehicle loading. There are eight chambers based on the flow rates from the Parish House and proposed daily occupancy of the Library (150 people plus 10 employees per day); that is the DES criteria. T. Puls noted the dashed lines on the plans indicated setbacks required by DES: foundation and property lines. There is a 15' setback from the proposed Library for stormwater, which is considered a foundation drain. It all fits on the site in the same location and manages the flow from both buildings. R. Lamarre added that they are essentially going to rebuild the existing system and will include the Parish House which is on the Library site. They have spent a great deal of time going over the concept and calculations, working with DES for compliancy with the State for approval.

Alternative 'B': At one time they discussed an alternate location for septic. The Trustees and architect prefer Alternative 'A' because it's all on site. Alternative 'B' utilizes the existing leach field for the Parish House only, and runs the flows from the Library into a simple pipe and stone system (40% larger and cheaper to build). This also meets the setbacks; the footprint would be reduced with the chamber style system in the same location.

Parking has not changed. Post Road parking will remain as is; four additional spaces will be added around the Parish House; the School will dedicate spaces in the front of their parking lot; the Library will be paving on their side of the property line/Parish House. The Parish House could come to the Board to do some additional things. Craig McLaughlin, Library Building Committee, stated there are 16 spaces between the Parish House and the Library, and an additional 10 through a cooperative agreement with the School; a total of 26 spaces.

R. Lamarre stated that the Selectmen had asked if there was any way to make the building smaller. That has not been explored or discussed. Underwood Engineers had stated the building works at the proposed size. There would be more space if things were moved in slightly; they were willing to look at that if the Board agreed it would be beneficial. Vice Chair Winsor responded that the Planning Board wanted to see their plan, and it would be reviewed from a zoning perspective.

J. Connelly asked the cost per square foot; R. Lamarre responded it was the same as the original cost. F. Catapano questioned the storm drainage and the foundation of the existing Library. Gravel drains really well; when it fills, it fills as fast as it drains. He was concerned about the storm drainage filling and leaking into the existing foundation. It was designed for a 50 year storm, but there have been 100 year storms. F. Catapano was concerned about water infiltrating; when the ground became saturated, would there be flooding in the basement. R. Lamarre stated that would be worked through with the civil engineer and Underwood Engineers; there will be waterproofing and damp proofing around the foundation. The foundation drain will be daylighted to the northwest corner, 20' from the property line. F. Catapano asked about extra runoff from a 100 year storm; the response was very little. T. Puls added the system was designed so that all of the stormwater would be delivered instantaneously.

D. Moore questioned parking at the School during large functions. R. Lamarre responded that C. McLaughlin did an analysis of when School functions were held. The few peak times were identified by the School; when there was a large event, the Library would not schedule anything. C. McLaughlin added that in mid-February a presentation was made to the Planning Board that included parking and peak times during the week. Denise Grimse, Library Director, stated they don't schedule events during a School function. She wasn't aware of anyone parking by the Library during a School function. The additional four spots near the Library should accommodate their needs.

J. McDevitt stated that until there were engineered plans, the Board couldn't do much. He was looking for a stormwater management plan and septic plans. He asked if they were planning on doing a traffic analysis with parking in front of the Library; he was very concerned about safety with parking in that area. He also advised that the Planning Board Chairman had offered to pay to have the plans reviewed by the Planning Board engineer, adding that it was normal procedure for any type of large development. R. Lamarre was in agreement.

C. Hussey stated that the building was twice the size of what he would like to see on that lot. Two problems were septic and stormwater management. Can that building support septic and stormwater, and not flood out the neighbors? He had real concerns about stormwater management and, agreeing with J. McDevitt, recommended a separate review when the plans were done. S. Gerrato stated that spots should not be dedicated, nothing should be done, and it will be fine; people will find a place to park.

Vice Chair Winsor opened the work session to public comments. Residents stated that there are many people in and out of the Library on a daily basis, and the students rely on the Library after school. Vice Chair Winsor very carefully explained the Planning Board's role. The Planning Board did not rule in favor or against the Library. They have a set of zoning rules that the residents of the Town have voted on and passed. Residents have also participated in the Town's master planning. All of these things come together to devise the "rules". Those rules tell the Board what can and cannot be done; they don't have much latitude. This project is a little more convoluted because it's a public building; if it wasn't a public building, they could approve or disapprove. Their role in this project is in an advisory capacity to the Selectmen. The Planning Board has to look at that building and ask if it fits on the site. The conversation taking place at this meeting asks if the stormwater and septic are going to work; how much is encroaching on the neighbors; parking; safety and traffic management. It's not a matter of use, or

whether or not the Board accepts the use or likes the idea; it's "is it safe and does it meet zoning". That is the only way the Board will review the project. J. McDevitt added that their job as a Planning Board was to advise the Selectmen regarding safety and the construction of the building; safety for the people working in the building and the people using that building.

Residents questioned the timeline. J. McDevitt responded that the engineered plans for the addition are needed for the Board to review. Plans seen to date are conceptual. Vice Chair Winsor added that the Planning Board Engineer reviews almost every set of plans submitted to the Board. The Town Planner serves in an advisory capacity for the Board and helps them interpret the law. C. McLaughlin stated that the Selectmen have, to date, refused to process paying the architect. With Lavallee Brensinger's cooperation the Trustees are moving forward; they have a binding agreement. The problem should be resolved within the next two weeks. R. Lamarre added they would get information to the Board as quickly as possible. Responding to a question from a resident, Vice Chair Winsor stated that the plans reviewed by the Board will be very detailed. The Board was asked which septic and stormwater runoff plans they preferred; Vice Chair Winsor responded the Board would rely on the independent review by the engineer of the calculations and plans. He added that the Board didn't start a review of a project until a full set of plans was available, and explained the acceptance process. J. McDevitt added that normally the applicant pays for the independent review; the Planning Board was willing to pay to move the process forward. Explaining again the necessity for plans, Vice Chair Winsor stated the project was beyond exceeding what should be on that site; it was a lot of building for the site. J. McDevitt added that it was a process, not a delaying tactic; all projects/developments go through the Planning Board.

C. Hussey stated that as a Selectman, he didn't have a problem with funds being released in order to get information to the Planning Board. His biggest concerns were septic and stormwater, which could hold the project up if they weren't solved.

Future meetings will be held at a larger facility.

2. Approval of Minutes

MOTION: J. McDevitt moved to approve the minutes of Thursday, June 21, 2018. Second – D. Moore; five in favor, one abstain (F. Catapano). MOTION CARRIED

Approval of the minutes from the meeting on Thursday, July 19, 2018 was continued to the next meeting.

3. Approval of Invoices

MOTION: F. Catapano moved to approve payment of the following invoices: from the Planning Board Town Budget, \$685.68 to Fougere Planning & Development; from the Planning Board Escrow Account, \$190 to Fougere Planning & Development. Second – J. McDevitt; all in favor. MOTION CARRIED

4. Other Business

Lonza Project: M. Fougere suggested the Board of Selectmen seek outside counsel; the Town Attorney is on the PDA Executive Board. The attorney that was suggested to the Selectmen represents Lonza. S. Gerrato strongly recommended that the Board not hire an attorney at this time and let the RPC have a couple of weeks to work on assisting Greenland with its Rt. 33 traffic concerns. He asked that the Planning Board discuss hiring an attorney before spending the Town's money. P. Sanderson explained the background of the Lonza project (Project of Regional Impact) for the Town's reporter. C. Hussey

disagreed with S. Gerrato, stating the Selectmen should look for an attorney who could handle the case if it went that far. The PDA's success has been Greenland's detriment.

Vice Chair Winsor added two tracts were being discussed: get on the 10 year plan and none of the projects were being labeled as "Projects of Regional Impact". He felt there was misinformation or misinterpretation happening; no one was looking at projects of regional impact because there's a belief it doesn't apply. The purpose of hiring an attorney was to have these types of developments qualify as projects of regional impact and giving Greenland a voice at the table. J. McDevitt felt Mark Fougere needed to follow through and contact the Planning Department and advise them of his belief they were misinterpreting the RSA. Vice Chair Winsor asked C. Hussey and P. Sanderson, as the Selectmen's Reps, to bring it to the Board of Selectmen.

At the last Planning Board meeting, M. Fougere had suggested that when a new development comes in, the impact fees be dedicated to transportation improvements. Portsmouth wouldn't like it dedicated to transportation improvements not located in Portsmouth.

5. Topics for Public Hearing: Thursday, August 16, 2018

There were no items for the public hearing on Thursday, August 16, 2018.

6. Adjournment

MOTION: J. McDevitt moved to adjourn at 8:00 p.m. Second – F. Catapano; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, August 16, 2018 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, August 16, 2018