



**PLANNING BOARD**  
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**MINUTES OF THE PLANNING BOARD WORK SESSION**

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

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

*Members Absent:* Scott Baker, David Moore

*Staff:* 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. Library Trustees: Proposed Library Expansion

Members of the Budget Committee, Board of Selectmen, and Library Building Committee were present. Marcia McLaughlin, Library Trustee Chairman, introduced Ron Lamarre, Architect for Lavalley/Brensinger. R. Lamarre gave a brief background on why the Library was left on the current site even though it's a tight fit. R. Lamarre explained the concept was to build behind the existing Library; the new building becomes a backdrop for the existing Library. The addition should blend in, but not replicate. A good, historic design principle is not to replicate a historic building, so that people understand generations of time between the two.

The addition will be two stories and 5' from the property line. The site slopes down. The lower level of the new addition will exit to grade. The upper level will enter at the grade of the church. R. Lamarre stated that the School is definitely interested in talking to the Library about building a parking lot on School property as part of this project. It would be dedicated Library parking when they're open. There have been discussions with the Church about paving the area around the Parish House. It would be handicap accessible from the parking lot to the new entrance of the Library (Parish House side of the building). There will be four parallel parking spaces in the front of the Library. The path from all the parking spaces will be handicap compliant. Lavalley/Brensinger is aware there is a drainage issue in the area of the proposed parking lot on School property; that will be corrected during construction. There will be a lighted walking path from the School to the Library.

Lavalley/Brensinger works with Altus Engineering and Underwood Engineering on a regular basis. Both firms will review the proposed septic system. Bauen Corporation included the cost to repair the drainage issue and install a new septic system in the construction estimate.

Responding to a question from Bob Krasko, Budget Committee Chairman, M. McLaughlin stated that Mark Federo and Dale Rockefeller have spoken to the abutter and her daughter about the Library project. The daughter may have been "receptive"; however, there wasn't any specific feedback.

M. Fougere stated that building setbacks don't have to be met. P. Sanderson explained that the Town doesn't have to comply with its own Ordinance. R. Lamarre stated that if the Library project moves forward, there would be ongoing discussions with the neighbor. The width behind the Library was questioned. The two stories total 9,000 sq. ft.; R. Lamarre described the layout of the building.

The cost of the project was reviewed. A copy of the proposal and cost estimate is on file. The building will be fully sprinkled. There will be restoration work done in the existing Library. R. Lamarre stated that during construction it's recommend an independent testing and inspection agency be hired. They would insure that the correct mix for concrete was being used, the steel would be tested, inspections for fire stopping and the elevator would be done, etc. When estimating the project cost, the construction date and phasing were taken into consideration. An RFP will be sent out for a construction manager if the Library expansion passes. The total project estimate is included in the RFP as well as the square footage of the building. They have spoken to NHDES about the septic system and its proximity to the Parish House and abutter. DES suggested a holding tank that would need to be pumped once a year. Any monies set aside for contingencies but not used by the end of the project will not be spent.

J. McDevitt stated that as a member of the Planning Board, the most important concerns for him would be the septic design, a storm water management plan due to topography and slope, and the proximity of the building to abutters—specifically the Church. He also asked if the Fire Chief had been spoken to about his concerns. R. Lamarre responded that the next steps going forward will be to review the plans with various departments, including the Fire Chief and Building Inspector. The building will have a sprinkler system because there will not be fire access around the perimeter.

They are in the process of talking with a bond agent about a 20 year bond so they know the tax impact. An informational flier will be sent to residents informing them of the Library expansion plans, phasing, tax impact, etc.

B. McLaughlin stated that a presentation had been made to the Church Council. The paved pathway around the building was discussed as well as handicap access and a walkway between the new addition and the proposed parking lot at the school. In general, they were supportive. A detailed Memorandum of Understanding was not given to the Church Council. M. McLaughlin added that there is a Letter of Understanding indicating they agree with the concept. Parking and plowing responsibilities were discussed with the Church Council. R. Lamarre noted they did discuss dedicated parking for the Library during Library hours. There would also need to be a land easement for the parking area; the document would state "forever and a day". It would be designed with access to the Library side through the Church side when school was in session to avoid conflict with buses. The school parking lot can be used when they're not in session. There will be two ways in and out of the Library parking lot.

R. Lamarre noted they wouldn't look for approvals until passed by voters at Town Meeting. They would then go to the Planning Board. P. Sanderson clarified that no approval would be required by the Planning Board. The Town is not subject to its own Zoning Ordinance. If the project is approved by the voters, the Selectmen want the Planning Board to be involved.

Chair Gerome reiterated that it was a small site with a small roof line; there was a concern with runoff and residents living down slope. He had a real issue with public safety—it's narrow and dark as well as active. He had concerns with the parking spaces in the front of the Library: they were eliminating vehicles pulling in, but they would have to parallel park; that was a bad road for parallel parking. Chair Gerome suggested a drop off; R. Lamarre responded they could eliminate the parking spaces completely. Chair Gerome acknowledged the Board was aware it was a tough site. Parking in the rear would be more acceptable. R. Winsor agreed with the parking situation, adding it was a relatively small

lot for a relatively large building. R. Lamarre noted they were looking for 25 parking spaces. The main reason to keep the Library in its current location was the proximity to the School. M. McLaughlin stated the pathway was going to be lit.

P. Sanderson noted the approval processes that were involved. Town approval is needed for the \$3.6 million project; there is approximately \$600,000 set aside. They will need to bond approximately \$3 million. An SB2 town requires a 60% majority to be approved. There will need to be an agreement with the School, which is a separate entity from the Town. Any agreement with property interests involved will need to go the School District for approval; the School is also SB2 and a majority vote may also be required. P. Sanderson emphasized it would not be a School Board vote, but a School District vote. M. McLaughlin stated that she has spoken to P. Walsh, and he will be addressing the issue with the School Board and their attorney. P. Sanderson also stated that there had been a discussion about the parking area being built as a reserve septic area in case of failure of the septic system on site.

J. McDevitt, as a resident, asked if there were other large projects as part of the CIP the Town was looking to fund over the next five years. There would be an increase to the tax rate for this project; he was concerned about other projects. P. Sanderson responded there are road projects as well as the Fire Station. The Selectmen were unsure of the size of the Fire Department project; a needs assessment was in the process so a design could be started. Land should not have to be purchased; the station could be moved to where the Public Works Building is located across the parking lot. The current station would be repurposed to Public Works. P. Sanderson continued that the Town would be requesting two full-time lieutenants, which means an increase to the Fire Department budget. If the Fire Department was completely restructured to a full-time department (Fire Chief, personnel, etc.), that budget would be as large as the current Town budget. P. Sanderson noted that the Selectmen are not proposing a full-time department. In addition to the needs assessment, the Town is participating in a study committee at the State level under House Bill 431 that addresses fire protection throughout the entire seacoast that may restructure the fire service through a regional solution so an entire department is not recreated.

## 2. Zoning Ordinance Updates

The following Zoning change/amendment proposes to eliminate the 500 sq. ft. area in the junk yard definition:

- Amend Article II, Definitions: deleting the current definition of Junk Yard and adding "as amended" after the statutory reference Per RSA 23:112 I, and deleting the last sentence that reads "~~Any space more than 500 sq. ft. in area, outside a building, used for storage, keeping, processing, salvaging or abandonment of junk.~~"

MOTION: R. Winsor moved to forward the amendment to Article II – Definitions: Junk Yard, to public hearing. Second – J. Connelly; all in favor. MOTION CARRIED

This amendment will clarify that if a Conditional Use Permit is needed, applicants will still need to go to the Planning Board:

- Amend Article XVIII: Wetlands Protection Ordinance, Section 18.6.1 - Conditional Use Permit, by adding a new sentence: Conditional Use Permits shall be required regardless if the proposed work adjacent to wetlands is associated with a site plan or subdivision application.

MOTION: J. McDevitt moved to forward the amendment to Article XVIII – Wetlands Protection Ordinance, Section 18.6.1: Conditional Use Permit, to public hearing. Second – R. Winsor; all in favor. MOTION CARRIED

- Amend Town of Greenland Building Regulations by adding a new section, Required Well Water Testing: All water obtained from a well that is used as a potable water source shall be tested for perfluorinated compounds (PFC's), volatile organic compounds (VOC's) and 1,4-dioxane, in addition to the standard water quality tests required by the NH Department of Environmental Services. All water tests results shall be submitted to the Building Inspector's Office.

In-depth water testing had been discussed by the Board at several meetings after concerns on Breakfast Hill Road. The consensus was that in addition to the standard water quality tests, testing should be include PFC's, VOC's and 1,4-dioxane, and required of all new wells in Town.

P. Sanderson noted that water testing has only been done in the area close to Coakley. It was unclear what the effects were in other areas of Town. A database could be developed that would include where the problems were and what could be done; other neighborhoods could be effected. Chair Gerome voiced his concerns over the additional cost. Testing on a 20 lot subdivision could add \$10,000 to \$20,000 to the development cost. S. Gerrato pointed out the Board was getting into the water business, and it needed to be done right. There was a discussion about testing a percentage of new subdivision lots rather than every lot. The proposed amendment requires all new wells to be tested; however, a waiver could be requested. M. Fougere will amend further to include "a representative sample".

Upgrading zoning along Rt. 33 to Stratham line: 95% of the use along that strip is single family homes and condos. If it was to be moved forward as commercial, there may be pushback from the residents. R. Winsor stated that if it was the right type of zoning, there was the potential of attracting a different type of land use that might have a different tax impact. J. McDevitt explained that the thought process was to allow businesses from the lights at Bayside/Winnicut to the Stratham line that wouldn't impact traffic but would help the tax base. This item was continued to 2018.

Wetlands Ordinance: M. Fougere will have a proposed amendment at the meeting on November 16, 2017.

Sea Rise Overlay District: R. Winsor felt it was premature to consider an overlay district at this time. P. Sanderson reminded members that the King Tide was this weekend, and will approximate the sea rise level and affected areas. He felt the culvert at Great Bay West would be topped as well as areas in the Bay Shore area. Properties in the area of the Winnicut River Bridge may also be topped.

### 3. Topics for Public Hearing: Thursday, November 16, 2017

Topics were briefly reviewed.

### 4. Approval of Minutes

MOTION: P. Sanderson moved to approve the minutes of Thursday, October 05, 2017. Second – S. Gerrato; seven in favor, one abstain (R. Winsor). MOTION CARRIED

### 5. Payment of Invoices

MOTION: C. Homer moved to approve payment of following invoices: from the Town Planning Board budget: \$1,229.70 (Fougere Planning & Development – \$1,187.10; Rockingham Planning Commission - \$42.60); from the Planning Board Escrow account: \$3,588.88 (Altus Engineering - \$3,095.87; Underwood Engineering - \$493.01). Second – R. Winsor; all in favor. MOTION CARRIED

## 6. Other Business

Meeting Attendance: P. Sanderson spoke to the Board about attendance, stating it would be helpful if members could be at meetings during Ordinance time. He noted that one member hadn't been at a meeting since April 06, 2017, and he might consider being an alternate. An alternate would then move up to member status. P. Sanderson continued that he didn't want to denigrate that member's service and he obviously had commitments; however, he couldn't help the Board if he wasn't at meetings. M. Fougere noted that the Board Secretary would send out email reminders the Monday prior to the meeting; agendas will continue to be emailed the week before. Chair Gerome stated that it was very important members respond to the email if they cannot be at the meeting. The Board Secretary added that she checks her email at 6:30 p.m. the night of the meeting; if members cannot attend at the last minute, an email should be sent before that time.

RPC Update: S. Gerrato reported that money was awarded to Greenland/Portsmouth for the water line on Breakfast Hill Road. P. Sanderson added that \$200,000 was approved for preliminary engineering for that portion of the project. The actual project is not close to being ready and is more than one year away. \$17 million is available through MTBE fund, but has not been set aside for Breakfast Hill Road. P. Sanderson continued that DES has made it clear funding is available for service connections, which are estimated at \$13,000 per house. This will make a huge difference in viability for land owners in that area. Funds through the Groundwater and Drinking Water Advisory Committee will be available as grants and loans; P. Sanderson is hoping there will also be guarantees (this would allow as much outside financing as possible with guarantees as a backup; it's allocated but doesn't have to be spent while still receiving income from it).

S. Gerrato continued that the meeting also dealt with clean water, and that municipalities would be responsible. He stated that the wetlands are the filter, and there should be no roads over wetlands for subdivisions. R. Winsor clarified that towns would be held accountable for clean drinking water, and questioned if it was applicable to towns without water systems. S. Gerrato responded it applied to wells also. He reiterated there should be no roads over wetlands, adding that we have a responsibility to our neighbors. He requested a straw vote of the Board about stopping roads from being built over the wetlands; a vote was not taken. M. Fougere stated it would be an amendment to the Wetlands Ordinance. P. Sanderson added that there are regulations in place for public water systems and private wells. Source protection for clean water hasn't been done; M. Fougere noted there is an Aquifer Protection District and the highest quality areas in the community have been identified where water may be available. An ordinance has been developed as an overlay restricting uses in that area. P. Sanderson responded that water source areas have not been identified.

S. Gerrato also reported that a Rt. 33 corridor will not be done. There are things the Town could do, including signal coordination to move traffic. M. Fougere stated he had spoken to the Town Administrator about sending a letter to the Pease Development Authority expressing concern about growth at Pease. While good for the local authority, there would be ramifications for growth along the Rt. 33 corridor. There is a statute that requires notification of regional impact. She has asked that a letter not be sent until the water issue has been settled.

## 7. Adjournment

MOTION: R. Winsor moved to adjourn at 8:33 p.m. Second – J. McDevitt; all in favor. MOTION CARRIED

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

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, November 16, 2017