



# PLANNING BOARD

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## MINUTES OF THE PLANNING BOARD WORK SESSION

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Thursday, February 01, 2018 – 7:00 p.m. – Town Hall Conference Room

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

*Members Absent:* David Moore, Scott Baker, James Connelly (Alternate)

*Staff Absent:* 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. Coastal Hazards and Adaptation Chapter for Master Plan

Theresa Walker, Rockingham Planning Commission, reviewed the draft revisions to the Coastal Hazards and Adaptation Chapter for the Master Plan. T. Walker reminded the Board that the grant money that funded the project will expire at the end of March. She told the Board the chapter could remain as a draft until they made a decision on how to proceed.

P. Sanderson stated that when public water or sewer was installed, that would have to be integrated into the chapter. T. Walker agreed, adding a note was made in the recommendations. S. Gerrato noted that on page 3, "Maintain function of septic systems and drinking water wells", the sentence starting with "Nearly all homes and businesses in Greenland" was not true. He felt it was closer to 47% drinking water wells and the remainder on City water; P. Sanderson didn't think it was that high. T. Walker will research and use percentages. P. Sanderson added there were no residences on sewer.

R. Winsor asked that street numbers be added to the "Roads and Transportation Infrastructure" found on page 8. S. Gerrato questioned if any new septic systems brought before the Planning Board or Building Inspector should be raised and redesigned for protection. Currently, clay is used as protection, but will wash away. Systems for coastal areas need to be redesigned. Wells should also be raised and protected by cement. J. McDevitt suggested that should be addressed in the Site Plan Review Regulations. T. Walker responded that a statement regarding the redesign of wells and septic systems in consideration of rising ground water levels could be included as a recommendation on page 18, Land Use and Natural Resource Strategies. After a brief discussion, it was determined that adding the statement under Item L2 would be the best choice.

T. Walker stated that a map being done for the Conservation Commission will be added. The map includes the existing conservation lands in Town and where they meet the projected sea level rise or water levels in the Bay. It will also identify some parcels that may be a conservation opportunity because it may let the marsh migration opportunity happen and take the pressure off the infrastructure.

T. Walker will make the revisions for a final draft review at the next meeting on Thursday, February 15, 2018.

2. Topics for Public Hearing: Thursday, February 15, 2018

The topics for the meeting on Thursday, February 15, 2018 were briefly reviewed. The Library Trustees will update the Board on their expansion plans.

3. Approval of Minutes

MOTION: P. Sanderson moved to approve the minutes of Thursday, January 18, 2018. Second – R. Winsor; six in favor, one abstain (C. Homer). MOTION CARRIED

4. Payment of Invoices

MOTION: C. Medeiros moved to approve payment of the invoice from Fougere Planning and Development from the Planning Board Town Budget in the amount of \$593.55. Second – R. Winsor; all in favor. MOTION CARRIED

5. Other Business

S. Gerrato proposed easement roads as a means of stopping the acceptance of Town roads. The developer would build the road; nothing would change except one person would own the land and other people would have an easement over it forever. The Town would not be involved; people along the road would have to pay to have it plowed. P. Sanderson disagreed, stating that was a private road. S. Gerrato responded the Town could stay away from the little roads developers ask to be accepted.

C. Homer asked the down side. P. Sanderson responded that the down side of a private road is that they're not maintained and property values decline. It also becomes difficult to provide any type of public/emergency services. Over time, it will cost "big time". Then residents can petition to have the road accepted by the Town. If the road is in terrible shape, it will cost more money to bring it up to standard and make it safe.

S. Gerrato added that annual fees could be charged. C. Medeiros suggested an escrow account for developers that could be used to maintain the road. P. Sanderson responded that wasn't allowed under State law; once it's accepted as a public road, the public maintains it in perpetuity. S. Gerrato continued that the road would be built to Town specs so the residents in that area would have a good road. Easement roads would have the same requirements as Town roads. P. Sanderson stated it can't be done because of State law and they aren't the same. When you don't have "home rule", local decisions can't be made, and anything inconsistent with the State statute can't be done. P. Sanderson acknowledged that S. Gerrato was thinking outside the box and being innovative, and arguments could be made. However, it doesn't comply with State statutes and, therefore, ineffective.

Future development in Town was discussed. P. Sanderson updated the Board on the Breakfast Hill Road water line. The Selectmen are starting to work with Portsmouth on the scoping of the study. He has asked they study the alternative of coming from the Lafayette Road end and only dealing with houses that need to be done. They were trying to loop back into the Greenland well, which is very expensive; there aren't enough customers to make it work.

6. Adjournment

MOTION: R. Winsor moved to adjourn at 7:28 p.m. Second – C. Homer; all in favor. MOTION CARRIED

NEXT MEETING
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Thursday, February 15, 2018 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, February 15, 2018