



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE PLANNING BOARD WORK SESSION**

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

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

*Members Absent:* Scott Baker, Stu Gerome, Courtney Homer, David Moore, Jamie Connelly (Alternate)

*Staff:* Mark Fougere - Consultant

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Vice Chair Winsor opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Vice Chair; he announced a quorum was present and the meeting was being recorded.

1. Building Inspector's Letter: Septic System and Seating Capacity

The petitioner was not prepared and the Building Inspector was not present at the meeting. This item was continued.

2. Review: Coastal Hazards and Adaptation – Master Plan Chapter

The Board reviewed the draft prepared by Theresa Walker, Rockingham Planning Commission, of the Coastal Hazards and Adaptation Chapter for the Master Plan. Members were concerned some of the language was more of a "must" than a "consider"; they preferred phrasing to be a consideration more than a demand. The Board was in favor of all other changes.

In order to be officially adopted as a chapter in the Master Plan, the document will need to go to public hearing.

MOTION: S. Gerrato moved to forward the Coastal Hazards and Adaptation Chapter for the Master Plan to public hearing, subject to the changes as discussed. Second – J. McDevitt; all in favor. MOTION CARRIED

The Board Secretary will update the chapter and forward to Vice Chair Winsor for review. It will be forwarded to public hearing in April after the March elections.

3. Topics for Public Hearing: Thursday, March 15, 2018

Topics for the public hearing were discussed. Reorganization of the Board will be added.

4. Approval of Minutes

Approval of minutes was continued to the next meeting.

## 5. Payment of Invoices

MOTION: C. Medeiros moved to approve payment of the following invoice from the Planning Board Town budget to Fougere Planning and Development in the amount of \$612.30. Second – J. McDevitt; all in favor. MOTION CARRIED

## 6. Other Business

The Board was reminded there is a joint Board of Selectmen/Planning Board meeting on Monday, March 05, 2018. The Planning Board needs to be present at that meeting to approve the sale of the land and its dedication as a public way. P. Sanderson added that it's already showing on a subdivision plan and approved by a previous Planning Board. Ownership of the land is being clarified and ensured it's accepted as a public way. Other issues in that area will not be discussed. He hoped that the Planning Board would no longer approve a lot that contains a road and uses it as part of the 60,000 sq. ft. Vice Chair Winsor asked if there was an opportunity for the Board to put something in place stating if a private road were to become a public road it must be in "X" condition before it can be accepted by the Town. P. Sanderson responded "no"; it would be up to Town Meeting to accept the road and it can be accepted "as is".

Included in the Board's informational packet was a letter written by the Town Administrator to residents in the Great Bay Drive West area after the 2010 Town Meeting.

M. Fougere noted that he met with the owners of Mercedes-Benz earlier in the day. The Planning Board approved an addition/expansion on the adjacent lot several years ago that has since expired. The new owner will be returning to the Board with a similar plan.

S. Gerrato told the Board that at the recent TAC meeting there was a discussion about electric vehicles (EV). He suggested recommending to builders that conduit be run for EV's. The State is considering charging \$111 to compensate for the lack of gas tax because an EV doesn't use gas.

## 7. Adjournment

MOTION: J. McDevitt moved to adjourn at 7:25 p.m. Second – S. Gerrato; all in favor. MOTION CARRIED

NEXT MEETING
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Thursday, March 15, 2018 – Public Hearing, 7 p.m., Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, March 15, 2018