



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

Thursday, February 01, 2024 – 6:30 p.m. – Town Hall Conference Room

Members Present: Bob Dion, Phil Dion, John McDevitt, Dave Moore, Stephan Toth, Steve Smith (Selectmen's Rep), Frank Catapano (Alternate)

Members Absent: Steve Gerrato, Catie Medeiros (Alternate), Stu Gerome (Alternate), Richard Winsor (Alternate)

Staff: Mark Fougere – Consultant

B. Dion opened the Planning Board meeting at 6:30 p.m. A roll call was taken, and it was announced a quorum was present and the meeting was being recorded. F. Catapano was a voting member at this meeting.

1. Stratham Housing Development

M. Fougere checked on the housing development on Winnicut Road in Stratham that was mentioned by J. McDevitt at the January meeting. The project is not located at the end of Winnicut Road in Greenland; it is a 52-unit development on the further end of Winnicut Road in Stratham.

2. Post Construction Stormwater Management Ordinance

M. Fougere explained that the Town is under orders from the EPA to update its Stormwater Management Ordinance. The EPA updated their Stormwater Management Ordinance shortly after Greenland adopted its ordinance in 2017. M. Fougere and members of the Board thanked S. Toth for comparing both ordinances, line by line, and updating the Town's where necessary. The Board received a draft copy of the updated ordinance (copy on file).

S. Toth stated that much of the language is the same, adding that the biggest change was the reporting requirements. He noted that Section 5.12.4 is recommended but not required. S. Toth recommended checking with E. Weinrieb for any updates that may be required in that section. In addition, some standards were updated: Example on Page 7, Item 'j'; the infiltration rate multiplier was revised.

M. Fougere will review with Eric Weinrieb to determine if the revised ordinance meets with EPA approval. The EPA deadline is June 30, 2024.

3. Review Subdivision Regulations Design Standards

M. Fougere reviewed proposed amendments to the Subdivision Regulations and has discussed them with Eric. Weinrieb, Altus Engineering. Section IV – General Principles and Design and Construction Standards for Subdivisions, Section 4.4 – Design Standards, Subsection 4.4.1.1, Item C: currently the

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maximum width is 20 feet; M. Fougere suggested increasing the maximum width to 25-feet. E. Weinrieb agreed; driveways can easily fit within 25 feet.

M. Fougere added to Section 4.4 – Design Standards, Subsection 4.4.1.1, Item B: The subdivision will create one backlot only. *A second lot may be permitted provided the proposed single-family home is designated as a workforce housing unit consistent with Article XXIX – Workforce Housing, of the Greenland Zoning Ordinance.*

Section 4.4 – Design Standards, Subsection 4.4.2 – Streets, Item 2 – Maximum Length: The maximum length of road leading to a turnaround shall be **1,000 feet measured from the edge of the existing traveled way to the throat of the cul-de-sac** [M. Fougere noted this was extremely short]. M. Fougere will talk with the Fire Chief; F. Catapano commented that 1,000 feet had to do with hose length. Fire trucks in Greenland do not have 2,000-feet on hose. M. Fougere deleted: *For turnarounds requiring fill, the slope beyond the 6-foot shoulder shall be 5:1.*

Section 4.5 – Construction Standards, Subsection 4.5.1, Item E – Street Paving: Delete *The pavement base course shall be 2.5-inches of Type B pavement.* E. Weinrieb will wordsmith this section.

Section 4.5 – Construction Standards, Subsection 4.5.1, Item F – Side Slopes: Delete *4 feet high slope, 4 feet to 10 feet, over 10 feet (and accompanying language for each).*

Addendum A to Subdivision Regulations, Road Design and Construction Specifications, Item K: Delete *4:1 fill, 5:1 cul-de-sac turnaround fill.*

Section III – Data Required for Submission of a Subdivision, Subsection 3.3.2 – Subdivision Plans, Item C: Delete *and setback dimensions.* Add *(The locations of adjoining structures may be obtained from aerial photos or other means.)* All septic disposal systems and wells within 200 feet of the site shall be shown if *the information is readily available.*

4. Electric Vehicle Charging Infrastructure

B. Dion did not want to vote on the proposed Electric Vehicle Charging Infrastructure Regulation at this meeting. He asked Board members to review for a vote at the work session on Thursday, March 07th. M. Fougere has been in contact with Angela Cleveland, Strafford Regional Planning Commission. She sent M. Fougere a copy of the Electric Vehicle Accommodations from Merrimack, which was adopted last year; the Board received a copy (copy on file). M. Fougere has forwarded a copy of Greenland's proposed ordinance to A. Cleveland for review and comments. She cautioned about doing too much: a town she worked with did too much with their regulation and it came back to 'haunt them'. M. Fougere added that he respects her opinion. He asked A. Cleveland if the proposed regulation could be included in the Town's regulations according to State statute. She stated it could be a regulation; other towns have done it. The Planning Board could adopt the regulation. S. Toth noted that his revised proposal is for safety and design standards.

5. Approval of Minutes

Minutes from Thursday, January 18th were not available.

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6. Consent Agenda

M. Fougere's invoices were added.

- Town Budget – Fougere Planning and Development: **\$756.95**
- PB Escrow Account – Fougere Planning and Development: **\$1,278**
 - 125 Dearborn Road - \$387
 - 1419 Greenland Road - \$891
- PB Escrow Account – Altus Engineering: **\$5,799.75**
 - 69 Tide Mill Road – Little Tree Education Center: \$840
 - Summerwind Place/Tower Place - \$2,850
 - 125 Dearborn Road: \$2,109.75

MOTION: D. Moore moved to approve the consent agenda as amended. Second – S. Toth; all in favor.
MOTION CARRIED

7. Topics for the Public Hearing

Topics for the public hearing on Thursday, February 15th were reviewed. M. Fougere will contact Paige Libbey, Jones and Beach, regarding the proposed development at 125 Dearborn Road. He noted that the big issues were between Altus Engineering and the engineer. If they were still discussing the outstanding issues, M. Fougere was not sure they would be ready for the public hearing.

8. Other Business

There was no 'Other Business' to discuss.

9. Adjournment

MOTION: D. Moore moved to adjourn at 6:58 p.m. Second – F. Catapano; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, February 16, 2023 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant