



**BOARD OF SELECTMEN**  
**Town of Greenland • Greenland, NH 03840**  
11 Town Square • PO Box 100  
Phone: 603.431.7111 • Fax: 603.430.3761  
Website: greenland-nh.com

**MINUTES OF THE BOARD OF SELECTMEN**

---

Monday, May 24, 2021 – 6:30 p.m. – Virtual via Zoom

Members Present: Jamie Connelly, Rick Hussey, Steve Smith, Richard Winsor

Members Absent: Randy Bunnell

Staff Present: Matthew Scruton - Town Administrator

Also Present: NH State Senator Tom Sherman; NH State Representative – Dennis Malloy; Kelsey Dumville – EPA Representative (Remote); Skip Hull – EPA (Remote); Drew Hoffman – NHDES (Remote); Mike Wimstatt – NHDES (Remote); Susan Parker – Greenland/Newington PDA Representative; Laura Byergo – Conservation Commission Chairman; Mindy Prieur – Conservation Commission Summer Intern

---

Chair Smith opened the Board of Selectmen meeting at 6:30 p.m. It was announced a quorum was present and the meeting was being held virtually through Zoom and recorded by video. A checklist to ensure meetings are compliant with the Right-to-Know Law during the State of Emergency was read into the record by Chair Smith.

Attendance was taken by roll call: J. Connelly – Present, R. Hussey – present, R. Winsor – present, S. Smith - present.

**OLD BUSINESS**

1. Face Masks at Town Hall

R. Winsor asked to address this item at the top of the meeting. He recommended face masks at Town Hall no longer be a requirement but optional. Due to the effectiveness of the vaccine, it is more of a personal responsibility. Individuals who are vaccinated have taken the appropriate steps; those individuals who have chosen not to be vaccinated need to have their own personal responsibility and no longer impact others.

MOTION: R. Winsor moved that requiring face masks at the Town Hall will be optional for staff and visitors effective immediately. Social distancing and sanitizing will remain in effect. Second – J. Connelly; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor.  
MOTION CARRIED

**I. APPOINTMENTS**

1. Coakley Landfill

Kelsey Dumville, EPA Community Involvement Coordinator for the Coakley Landfill site, introduced herself to the Board. Skip Hull, EPA Project Manager for the Coakley Landfill site since the beginning of 2018, provided the Board with a brief background of the Coakley Landfill site and group. Coakley

## DRAFT: SUBJECT TO CHANGE

Landfill is a federal Superfund site that was placed on the national priority list in 1986. Because it is a federal Superfund site rather than a State site, the EPA is the lead agency for overseeing the remediation implemented at the site. The remediation is detailed and specified in the EPA 1990 Record of Decision established for the Coakley site, and is being implemented in accordance with the court-filed consent decree between the EPA, the State of New Hampshire, and the settling defendants. The EPA is working cooperatively with NHDES to oversee the clean-up.

The Coakley Landfill Group (CLG) was created to represent the settling defendants and implement the remedy. It consists of the municipalities of Portsmouth, Newington and North Hampton, and the solid waste generators and transporters who were identified as responsible parties.

S. Hull reviewed a slide presentation with the Board, noting areas of interest including Falls Way, Breakfast Hill Golf Club and Stone Meadow Way. Also noted were the landfill cap (approximately 27 acres), site monitoring wells, private wells that were sampled, groundwater management zone, and surface water sampling locations. The slide presentation can be found on the Town website: [COMMUNITY MEETING PRESENTATION \(greenland-nh.com\)](https://greenland-nh.com/COMMUNITY%20MEETING%20PRESENTATION).

Senator Sherman, addressing S. Hull, noted that Greenland is currently in a drought and questioned if that would have an impact on runoff from the cap. S. Hull responded that it would be difficult to quantify fully. CLG has collected samples during two different storm events. The less rain, the less chance there is runoff and PFAS being discharged. It also complicates how much runoff is being discharged and the amount flowing into the wetlands. Senator Sherman noted that the State has very limited jurisdiction because it is a federal site; it is up to the EPA and their work with CLG to provide the direct remedy. House Bill 494 mandates that the site must be cleaned up.

R. Winsor asked S. Hull how success would be defined, what was the goal and what is the expectation of the EPA. S. Hull responded the remedies in the development phase will include clean-up levels due to the groundwater contamination. The levels are risk-based. The current stage is to determine the levels of contaminants, the location, and are they getting into wells and affecting the drinking water. New standards may have to be established in the future or the remedy altered.

R. Winsor questioned if the EPA would be able to alter the remedy based on the results of the study. S. Hull stated that was a hope and they should be able to; they are getting good information from the bedrock study. The hope was that they come out of that with long-term recommendations and what the possible risks are associated with these contaminants in groundwater. That will help them determine if they need to implement a different remedy, and if so, what that would be. R. Winsor stated: "to quote an old mentor of mine, hope is a really poor strategy", and asked what was next if the studies do not provide enough information. He added that it does not seem to be moving forward and it did not feel like there was any action and requested a timeline. K. Dumville responded *'that the key thing to remember here is that there is no one that is being exposed to the contaminants from this site that are at levels of concern. As you probably know, the EPA's mission is to protect human health and the environment and clean-ups are driven by exposure. If there is no exposure, then I certainly don't think everyone there or the public would agree to say that this is a success, but the fact is that this site is not exposing anyone to contaminated drinking water and at this point we have no reason to believe that anyone is being exposed to hazardous, or at levels of concern with surface water either. Unfortunately, at a Superfund site that is the current status that we are comfortable with calling it a protective remedy. The process of the five-year review is to move forward to ensure that in fact is being protective. The investigations that Skip spoke to may not immediately result in any changed remedy. But this is an unlined landfill, of which there are many in the State of New Hampshire. I don't know the numbers but*

## DRAFT: SUBJECT TO CHANGE

*I've heard Mike Wimstatt roll them off his tongue plenty of times; I know there's a lot of them. Unfortunately, this one has PFAS which is really the driver right now behind these investigations. As Skip mentioned, there may be directives or recommendations that come out of the investigations that are ongoing right now; those can result in different processes that would change the remedy. We call them either a ROD amendment (Record of Decision amendment) or an ESD, which is an Explanation of Significant Differences. I'm just saying those processes, Skip didn't speak to whether or not, you know, it's even a potential that these would result in that, but. The bottom line is that our goal here is to make sure that we're being as comprehensive as we can in our investigations to make sure that human health is being protected and no one is being exposed. At this point, that is the case.'*

K. Dumville thanked Senator Sherman and Representative Malloy. They have been strong EPA supporters moving throughout the processes and advocates for the residents. Their help bringing attention to the issue on a national scale is more than the people in her office have seen elsewhere, adding the risk is much lower. The Selectmen as well as Senator and Representative Malloy were doing everything they could to ensure the community is being served to the highest degree possible.

K. Dumville, responding to a question from R. Winsor, stated that all their implemented remedies would be to address any exposure concerns. The concern would be if it were migrating offsite; if it were contained, they would not have to take a specific action. Determining the source of PFAS was a challenge. S. Hull explained the migration of the plume. Senator Sherman was not comfortable with the expansion of the plume. There was a discussion about the surface water outflow and the lack of standards to act on. There was a pump and treat remedy in the original decision.

Representative Malloy asked what was causing the surface water issue in Berry Brook or was it seeping out from somewhere else closer to the landfill. S. Hull stated they have known there is a component of groundwater that is contaminated at the base of the landfill. Some of that groundwater will daylight into surface water in the wetland areas west of the landfill and north of the landfill. In drought conditions there is nothing coming from the landfill cap, yet there was still PFAS in the surface water.

J. Connelly asked if there was any way to recreate a rain event to test the cap due to the current drought; S. Hull did not know if that was something they would want to do. He added sampling was done during two storm events. Sampling stormwater is difficult.

Representative Malloy stated for the record that during a recent CLG meeting it was noted that PFOSA was found in a number of wells and they were surprised. He asked if there should be concern about an emerging contaminant.

R. Winsor questioned why the pump and treat system was not implemented. S. Hull explained that the remedy as originally devised included pump and treat, which is commonly used for contaminated groundwater. That was put in place to treat the levels of VOC's that were in the groundwater. Sampling after the cap was put in place indicated the VOC's had dropped significantly around the landfill. He further explained that a pump and treat system is effective at certain levels of contamination. If put in below a certain concentration, clean water would be pumped due to lack of contaminants. It is possible to revisit the pump and treat system. They are certain it would not be effective. D. Hoffman, NHDES, stated he agreed with S. Hull. They hope to have a report by the end of the year to further their decision process.

R. Winsor asked Senator Sherman and Representative Malloy how they could help align objectives with the EPA. Senator Sherman responded that the first step was for the EPA to set their own standards

## DRAFT: SUBJECT TO CHANGE

based on science. They could not compel the clean-up until the impact of surface water was taken into consideration. The impact of the State legislature's action is limited because they do not control the remedy. The State has brought suit against the manufacturers. Senator Sherman stated that the taxpayers of New Hampshire should not be responsible financially for the clean-up. It should be a combination of the manufacturers and the polluters.

TA Scruton, on behalf of the Board, thanked NH State Senator Sherman, NH State Representative Malloy, former Board Chairman Vaughan Morgan, Police Chief Laurent and Fire Chief Cresta for their work and involvement in requests the Town submitted to US Senator Jeanne Shaheen's office for Congressionally Directed Spending Items. Just over \$6 million in requests were submitted.

### 2. PDA Update: Susan Parker, Greenland/Newington Representative

Susan Parker, Greenland/Newington PDA Representative, updated the Board on the recent PDA meeting. She explained the meeting process and gave a brief background on PDA Board representatives. S. Parker stated there is a lot of opportunity that can be good for this region if managed smartly.

S. Parker gave an update on Lonza Biologics. There was an acknowledgement that growth had occurred. The 'key' that S. Parker captured was that they asked for approval of 'Links Projects Support for New Staff 250'; this is a new project in the last section of the original shell. A parking lot for 200 was approved. S. Parker has contacted the Senior Engineer who will provide her with information from various outside entities dealing with traffic and the State. S. Parker discussed the intersection of Bayside Road/Winnicut Road/Rt. 33 and the fact it was rated a Level of Service 'E'. There was a discussion about the traffic study that was done in 2018. R. Winsor gave a brief background on the Lonza expansion and its impact on neighboring towns.

TA Scruton recommended that S. Parker contact Mark Fougere, Planning Board Consultant, for more information. She will be attending the Planning Board meeting on Thursday, June 03, 2021.

Privatization of Pease was discussed. S. Parker did not think it would move forward.

### 3. Conservation Commission Summer Intern: Laura Byergo, Conservation Commission Chairman

Laura Byergo, Conservation Commission Chairman, introduced Mindy Prieur to the Board. She will be the summer intern and was recommended by Matt Tarr, UNH. M. Prieur is a recent UNH graduate.

MOTION: R. Hussey moved to hire Mindy Prieur as the Conservation Commission summer intern for a salary not to exceed \$1,500; funds to be taken from the Conservation Commission warrant article. Second – R. Winsor; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

### 4. Donated Land

TA Scruton asked L. Byergo if she would please update the Board on the Conservation Commission's progress with the donated land. The Board originally felt the land was best suited for conservation. L. Byergo stated the Conservation Commission discussed the donated land briefly at the April meeting; further discussion was continued to the May meeting when more members would be present. She

## DRAFT: SUBJECT TO CHANGE

stated that this would be the first piece of land going directly to the Conservation Commission rather than being Town-owned or a privately owned piece of land that the Conservation Commission would monitor. A site walk was done from the Ocean Road side and the property is wet. She has contacted The Nature Conservancy and the City of Portsmouth (Peter Britz); both about the land to be donated. The Nature Conservancy may be interested in the property, creating a strong conservation easement.

The land is wet and undevelopable. L. Byergo stated that the satellite view indicates there may be a little upland, which would make it more valuable as conservation land. She will meet with P. Britz on Thursday; the Conservation Commission should make a decision by June. TA Scruton noted that Jim Rolston will update the person donating land.

MOTION: R. Winsor moved to have the Conservation Commission continue discussing accepting the donation of land (Map R8, 6). Second – J. Connelly; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

### II. PUBLIC COMMENTS

Chair Smith stated that Dick Rugg submitted a letter in reference to paving of Bayside Road.

### III. APPROVAL OF MINUTES

#### 1. Monday, May 10, 2021

MOTION: R. Winsor moved to approve the minutes of Monday, May 10, 2021. Second – R. Hussey; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

### IV. OLD BUSINESS

#### 1. Bayside Road Update

TA Scruton updated the Board that Eric Weinrieb, Altus Engineering, has indicated a bid package will be available for review and approval by the Board on Monday, June 21, 2021. Advertising will be begin after Board approval. The start date for the project will be late August/early September.

#### 2. Other Old Business

##### Legal

The following motion must be made in public session and has been requested by Attorney Feeney. It has been further approved and drafted by Attorney Whitley to strengthen the Town's position in a legal matter.

MOTION: R. Winsor moved that the Board unseal the non-public meeting minutes of June 10, 2019, related to the termination of Paul Hayden, this action to unseal being limited to the purposes of litigation involving the Town and/or former Selectmen on the Board at that time. Second – R. Hussey; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

**V. NEW BUSINESS AND ADMINISTRATIVE**

**1. 2021- First Half Tax Warrant**

Marge Morgan, Town Clerk/Tax Collector, has prepared the first half tax warrant for 2021 for Board signature. Tax payments will be due on or near July 01, 2021.

MOTION: R. Hussey move to approve the first half tax warrant for 2021 as prepared by the Town Clerk/Tax Collector. Second – J. Connelly; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

**2. 911 Address Change**

MOTION: R. Winsor moved to postpone discussion of the 911 address change. Second – J. Connelly; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

**3. Concrete Pad for Metal Bins at Transfer Station**

R. Hussey addressed this item. The metal bins cannot be put on the pavement because traffic would not be able to go around. If on the dirt, the door will not close because the ground is uneven. This was discussed at a previous meeting; discussion was continued until after paving and striping was done at the Transfer Station. Further discussion was continued to a later date.

**4. Veterans Credits**

The resident at 38 Bramber Valley Drive has met the requirements for the Veterans Credit in the amount of \$750, effective April 01, 2021.

MOTION: R. Winsor moved to approve the Veterans Credit for the resident at 38 Bramber Valley Drive in the amount of \$750, effective April 01, 2021. Second – J. Connelly; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

The assessor has denied the Veterans Credit for the resident at 10 Osprey Cove. He applied after the statutory deadline of April 15<sup>th</sup>.

MOTION: R. Winsor moved to deny the Veterans Credit for the resident at 10 Osprey Cove as recommended by the assessor. Second – J. Connelly; roll call vote: J. Connelly – yes, R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

*J. Connelly left the meeting.*

**5. Host a Bin: Discover Books**

MOTION: R. Winsor moved to table discussion of Host a Bin: Discover Books. Second – R. Hussey; roll call vote: R. Hussey – yes, R. Winsor – yes, S. Smith – yes. All in favor. MOTION CARRIED

6. Other New Business

There was no 'Other New Business'.

VI. ACCOUNTS PAYABLE – THURSDAY, MAY 27, 2021

1. Capital Fund – Library Manifest 21-06

MOTION: R. Winsor moved to approve the Capital Fund – Library Manifest of Unpaid Bills Detail as of May 27, 2021, in the amount of \$2,128.13. Funds are to come from the Capital Reserve Fund. Second – S. Smith; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED

2. Payroll Manifest 21-11

MOTION: R. Winsor moved to approve the Payroll Manifest, pay date May 27, 2021. Gross amount, excluding payroll liabilities: \$67,406.28. Second – R. Hussey; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED

3. General Fund Manifest 21-11

There were two options for the General Fund Manifest. One option included a \$200 payment to the Lafayette Trail group that donated a \$2,000 sign to mark a historic event when General Lafayette visited Greenland. They are asking for a \$200 donation to help with a video that will feature the sign as well as other signs throughout the State. The Town of Greenland will be recognized in the closing credits if a donation is made.

MOTION: R. Hussey moved to approve the General Fund Manifest of Unpaid Bills Detail as of May 27, 2021, in the amount of \$145,010.78. This manifest includes a donation in the amount of \$200 to the Lafayette Trail Inc. to help secure funding for the web series “Follow the Frenchmen”. Second – R. Winsor; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED

4. 300<sup>th</sup> Anniversary Fund Manifest 21-07

MOTION: R. Winsor moved to approve 300<sup>th</sup> Anniversary Fund Manifest of Unpaid Bills Detail as of May 27, 2021, in the amount of \$273.64. Second – R. Hussey; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED

5. Fire Inspection Fund Manifest 21-01

MOTION: R. Hussey moved to approve Fire Inspection Fund Manifest of Unpaid Bills Detail as of May 27, 2021, in the amount of \$1,200. Second – R. Winsor; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED

VII. NON-PUBLIC

1. Legal

MOTION: R. Winsor moved to enter into non-public session under RSA 91-A:3 II(I) at 8:42 p.m. Second – R. Hussey; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED



## DRAFT: SUBJECT TO CHANGE

MOTION: R. Hussey moved to leave non-public session and return to public session at 8:56 p.m. Second – R. Winsor; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED

MOTION: R. Winsor moved to seal the minutes of the non-public session. Second – R. Hussey; roll call vote: R. Hussey - yes, R. Winsor – yes, S. Smith - yes. All in favor. MOTION CARRIED

### VIII.ADJOURNMENT

MOTION: R. Winsor moved to adjourn at 8:57 p.m. Second – R. Hussey; roll call vote: R. Hussey - yes, R. Winsor, S. Smith - yes. All in favor. MOTION CARRIED

### NEXT MEETING

Monday, June 07, 2021 – 6:30 p.m., Town Hall Conference Room & Zoom

Submitted By – Charlotte Hussey, Administrative Assistant

Approved: 