



BOARD OF SELECTMEN
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MINUTES OF THE BOARD OF SELECTMEN

Saturday, February 04, 2023 – Following Deliberative Session – Town Hall Conference Room

Members Present: Randy Bunnell, Jamie Connelly, Vaughan Morgan, Steve Smith, Richard Winsor

Staff Present: Paul Sanderson, Town Administrator

Also Present: Chief Tara Laurent – Greenland Police Department; Susan Parker – Greenland/Newington PDA Representative

Chair Smith opened the Board of Selectmen meeting at 11:08 p.m. A roll call was taken, and it was announced a quorum was present and the meeting was being recorded.

1. Non-Public: Chief Laurent – New Hire

MOTION: R. Winsor moved to enter into non-public session under RSA 91-A:3, II(b) at 11:08 am. Second – V. Morgan; roll call vote: J. Connelly – yes; R. Winsor – yes; R. Bunnell – yes; V. Morgan – yes; S. Smith – yes. All in favor. MOTION CARRIED

2. Legal [RSA 91-A:3, II(l)]: Possible Litigation

MOTION: R. Winsor moved to remain in non-public session under RSA 91-A:3, II(l). Second – V. Morgan; roll call vote: J. Connelly – yes; R. Winsor – yes; R. Bunnell – yes; V. Morgan – yes; S. Smith – yes. All in favor. MOTION CARRIED

MOTION: R. Winsor moved to leave non-public session and return to public session. Second – V. Morgan; roll call vote: J. Connelly – yes; R. Winsor – yes; R. Bunnell – yes; V. Morgan – yes; S. Smith – yes. All in favor. MOTION CARRIED

Susan Parker, Greenland/Newington PDA Representative, received an email from Mark Fougere, Planning Board Consultant, regarding the Town of Newington’s approval of the Sig Sauer expansion (copy on file); the Board received a copy of that email. S. Parker noted that the Sig Sauer concept had been accepted by the PDA on August 18, 2022. She had updated the Board of Selectmen on August 30, 2022.

S. Smith stated that the Planning Board questioned the flow of information between the PDA, the Town of Newington and the Town of Greenland. The Greenland Planning Board was not advised that the Town of Newington was going to authorize the project to move forward. S. Smith clarified that he was unaware of how Newington’s Selectmen communicated to their Planning Board after receiving PDA updates from S. Parker. S. Parker responded that she has never been asked to make a presentation to Newington’s Planning Board. If anyone informs the Board, it would be Margaret Lamson, S. Parker’s colleague on the PDA (S. Parker and M. Lamson share a seat on the PDA).

DRAFT: SUBJECT TO CHANGE

S. Parker explained that flow of information. Every month she requests a copy of the PDA agenda and informational packet for the Town of Greenland. S. Parker reviews the informational packet before giving it to the Town, noting items of importance. Newington receives similar information from M. Lamson. In establishing the position, it was key to be clear with Newington that there were priorities for Newington and Greenland. An area where the priorities overlapped was water and the environment.

R. Winsor asked S. Parker what the priorities were for Greenland. S. Parker stated that she, S. Smith, and V. Morgan met with Newington and agreed that the priorities were water quality, the environment and traffic. R. Winsor clarified that from Greenland's perspective the priorities were water, the environment and traffic. S. Parker agreed, adding that was not the priority order, they were of equal importance. R. Winsor questioned how the third priority, traffic, was moving forward. S. Parker stated in October she had given the Board several studies that she was familiar with because with help from M. Fougere it was possible to get a grasp on things; Matt Scruton, former Town Administrator, had also given S. Parker several studies.

S. Parker had several discussions with M. Fougere and M. Scruton regarding traffic. They agreed about the locations of the chokepoints and that demand created traffic. During a recent meeting with M. Fougere, TA Sanderson, Stu Gerome and John McDevitt, Planning Board members, parking was discussed.

R. Winsor questioned the action taken within the PDA. On October 03, 2022, S. Parker had a lengthy meeting with the PDA staff and provided information to the Selectmen regarding Lonza plans that had taken place before she was the Greenland/Newington representative. She reported to the Board that there were businesses at the Tradeport that did not host traffic that could be identified on the road in any measurement; she felt that was a key piece of information that was not commonly known.

S. Parker also told the Board that the Tighe and Bond study done for PROCON-Kane primarily dealt with the Tradeport and the northern section, not the southern section. The Tighe and Bond study referenced the Vanasse and Associates and NHDOT studies. The study included traffic heading east on Rt. 33. Previously, no one had reported on the number of turns.

R. Winsor clarified that the PDA approved the Sig Sauer project. S. Parker stated the Board of Governors approved the concept. S. Parker referenced the PDA minutes of August 18, 2022. She explained the voting process: anyone can ask questions after the motion is made. It was stated that there would be relatively no impact on traffic. S. Parker reviewed the approved project: 15,000 sq. ft. for office space, 167,000 sq. ft. at the back of the building will be utilized for manufacturing, a mezzanine of 23,000 sq. ft., etc. The site will include 220 vehicle parking spaces and 20 loading docks towards the rear building.

R. Winsor stated that the Board may consider reprioritizing. Traffic takes a more significant role.

S. Smith stated that the Selectmen have agreed with the Greenland Planning Board that an appeal should be filed with the Newington Planning Board regarding their decision. TA Sanderson explained that after a project is approved by the PDA, it goes to the individual land use boards for review. The project would have gone to the Newington Planning Board and reviewed there to make sure it was in accordance with their zoning. Newington went through the process and did not communicate with the Town of Greenland about the issues. The question was: did the Newington Planning Board make a mistake by not indicating it was a project of regional impact and notifying the other communities that may be affected. The Greenland Planning Board felt that Newington made a mistake by not communicating or involving the surrounding communities for input.

DRAFT: SUBJECT TO CHANGE

TA Sanderson continued that a Motion for Reconsideration would be filed with the Newington Planning Board articulating the mistake: they should have notified Greenland and listened regarding traffic. If the Newington Planning Board denies the Motion for Reconsideration, a decision will have to be made to consider taking it to the Superior Court requesting the Newington decision be reversed.

The RPC is also involved. It was up to them, under their statute, to assist with the criteria for a development of regional impact. The goal is to place more attention on Rt. 33, so the legislature changes the 10-year plan and make improvements on Rt. 33. TA Sanderson stated this is a mechanism to move towards that goal. Newington should have included Greenland regarding the impact on Rt. 33.

The Board of Selectmen decided to make the decision public and to use that as an opportunity to have a broader discussion because Greenland is being negatively impacted. R. Bunnell noted that the Selectmen are in favor of expansion but the impact to the community is not being considered by the PDA, RPC, and Newington. S. Smith commented that it was more importantly the RPC—they are the ones holding ‘the golden ticket’ with the State and DOT. V. Morgan noted that the Planning Board has pursued many different avenues to try to get the PDA to pay attention. S. Smith had written many letters and had discussions with State representatives.

TA Sanderson stated that the deadline was coming up quickly. The decision was made on January 09, 2023, and there was a 30-day window. The Motion for Reconsideration must be filed by Wednesday, February 08, 2023. The Board voted to start the process and give the Newington Planning Board the opportunity to respond. They could grant the Motion for Reconsideration or deny it. It was clarified that the Town did not receive notification from Newington. If it had been declared a project of regional impact, Greenland would have received notification and been heard.

V. Morgan stated that the Town’s major concern was the Rt. 33 corridor. It was not getting any better and was compounding. R. Winsor stated it was also Portsmouth. He recommended similar action should anything be approved by Portsmouth. TA Sanderson stated these actions start to form the 10-year plan, which is under consideration during the first year of the legislature. Every opportunity must be used to get Rt. 33 in front of them and letting them know what is being done is inadequate.

S. Smith recommended S. Parker contact M. Lamson to find out how she gives information to the Newington Planning Board.

The Selectmen requested that S. Parker be added to the agenda for Monday, February 13, 2023. TA Sanderson explained that the Planning Board Attorney will be asked to file a formal Motion for Reconsideration to the Newington Planning Board this week. V. Morgan noted that Stratham will also be included.

3. Audit Report Review

TA Sanderson distributed copies of the complete Audit Report to Board members. There are three different segments included, the largest being the financial reports. There is also a section for findings of significant discrepancies and a governance letter (note: repeat comment). It was noted that the audit indicates the unreserved fund balance at the end of 2021 is significantly higher than assumed.

4. Adjournment

MOTION: R. Winsor moved to adjourn at 12:40 p.m. Second – V. Morgan; all in favor. MOTION CARRIED

DRAFT: SUBJECT TO CHANGE

NEXT MEETING

Monday, February 13, 2023 – 6:30 p.m., Town Hall Conference Room

Submitted By – Charlotte Hussey, Administrative Assistant