



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD

Thursday, September 20, 2018 – 7:00 p.m. – Town Hall Conference Room

Members Present: Jamie Connelly, Stu Gerome, John McDevitt, Paul Sanderson (Selectmen's Rep), Steve Gerrato (Alternate)

Members Absent: Frank Catapano, David Moore, Rich Winsor, Catie Medeiros (Alternate)

Staff: Mark Fougere – Consultant; Vaughan Morgan – Chairman, Board of Selectmen

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. PDA Update

Vanasse and Associates has been out at the intersections working on the traffic study. The report will be available and ready for presentation at the meeting on Thursday, October 04, 2018 at the School. Letters have been sent to neighboring and the editorial has been sent out. The Town Administrator received a call from a correspondent at the Portsmouth Herald earlier in the day. To date, nothing has been published (*update: an article was on the front page of the Portsmouth Herald on Sunday, September 23, 2018, as well as on Seacoast Online*). Notices were sent to the candidates in our district with the exception of the Sherriff. Our State representatives have responded they will be at the meeting, but not the Senatorial candidates (*update: Tom Sherman has responded he will be at the meeting; a representative of the Governor's Legal Counsel will also be at the meeting*). WMUR has been contacted. The Town's local reporter has also been contacted.

The hearing for Lonza at the Portsmouth Planning Board was scheduled for Thursday, September 20, 2018. It was postponed until Thursday, October 18, 2018. The attorney hired by the Greenland Planning Board will be at that meeting.

The Town Administrator had given the reporter from the Portsmouth Herald the names of J. McDevitt and M. Fougere to contact. J. McDevitt felt the Chair or Vice Chair should be contacted; Chair Gerome responded that from a Town perspective, J. McDevitt would have the better background. V. Morgan was also willing to speak to the reporter. The reporter received copies of the letters sent from the Planning Board and Board of Selectmen, the news release and letter the Board received from Juliette Walker, City of Portsmouth.

The Board discussed buying an ad in the Portsmouth Herald. M. Fougere will write a draft for the ad. The Board was in agreement to purchase an ad not to exceed \$1,000.

M. Fougere read through the Authority's rules and regs about how they were established. There is a provision stating that Greenland should receive a percentage of any excess revenue. An annual revenue

DRAFT: SUBJECT TO CHANGE

report should also be done. There was a discussion about housing on Pease. P. Sanderson stated under their current policies, they can't do housing; however, they are talking about changing that.

V. Morgan asked if a moratorium could be put on building and how it could be done. P. Sanderson responded that RSA 674:22 has step-by-step guidance to establish a growth control ordinance. The Planning Board has not taken those steps. M. Fougere added that it starts at the Planning Board and then goes to the voters at Town Meeting. There needs to be a crisis in capacity, including fire, water, sewer, and schools, etc. Chair Gerome added that Greenland does have a Growth Ordinance, but has never been close to the quotas. P. Sanderson read RSA 674:22 to the Board (copy on file), adding all requests for building permits have been accommodated. As far as capacity, there have been no problems with any service provided by the Town; the School has just over 400 students and a rated capacity of over 500 students; municipal water is not provided; high school students go to Portsmouth and they haven't capped the number of students they're accepting. It was noted that a large development could be phased.

The traffic study will be forwarded to members once it's been received. An ad will be placed in the paper about the meeting on Thursday, October 04, 2018.

2. Ordinance Work

M. Fougere will add LED lights to possible Ordinance changes. He was given clear direction on "Open Space" and that there be a requirement for major subdivisions to submit cluster and conventional options conceptually. The Board discussed the requirements for major subdivisions to submit cluster and conventional options conceptually. Minimal density bonuses are given. Chair Gerome stated the strongest subdivisions are traditional.

A Master Plan from 2007 is available; it will be updated next year. P. Sanderson suggested budgeting for rewriting one or two chapters. M. Fougere has spoken to the Town Administrator about encumbering funds to do the Master Plan in 2019. The only chapters that have to be revised are Land Use and the Vision Statement. It was suggested that another survey be done through Survey Monkey; a mailing was also discussed. A survey was done in 2007; members will be emailed a copy of that survey.

Work force housing was briefly discussed. P. Sanderson stated the prime location for work force housing would be the Town-owned land behind the Bethany Church on Breakfast Hill Road. Providing safe water and making sure the site has been properly dealt with, the subsurface water is the only problem; the site was never used as a landfill. M. Fougere added the ability to build work force housing had to be in the Ordinance. He will run the numbers on work force housing.

J. McDevitt requested the Building Inspector explain what he would like further defined in Article II – Definitions: Cottage Industry and how it differs from Home Occupation. While some items are the same in the current definitions, there are differences between the two.

3. Topics for Public Meeting/Hearing: Thursday, October 04, 2018

The public meeting/hearing on Thursday, October 04, 2018 will be held in the Multi-Purpose Room at Greenland School at 7 p.m. Bullets for the PDA portion of the meeting will include facts on what the project is, the size of Pease and the history. A representative from Vanasse and Associates will be there to review the traffic study. The meeting can be opened up to public comments.

DRAFT: SUBJECT TO CHANGE

P. Sanderson noted that Frontier Airlines recently announced they will begin flights to Orlando in December. Frontier is a larger airline and has much more potential for growth. The Seacoast is close to all transportation types; Pease has a runway large enough for a shuttle landing. A plane larger than a 737 can't land in Manchester.

A public hearing for the Library will immediately follow. M. Fougere reported that the Planning Board Engineer has the plans to review; his comments will be available for the meeting. The Police Chief and Fire Department will be asked to review the plans. P. Sanderson stated that the Building Inspector anecdotally told him the Library had received subsurface approval. The architect and Building Inspector were meeting on Friday, September 21, 2018; J. McDevitt requested they be told there were concerns about the parking plan. Chair Gerome added that he told the Planning Board Engineer to look at the plans as a site plan similar to Target.

The gate location for Bramber Green will be on the agenda for the public hearing on Thursday, October 18, 2018. It will be moved approximately 30' but will not be on Town property. It has been reviewed by M. Fougere.

4. Approval of Minutes

MOTION: P. Sanderson moved to approve the minutes of Thursday, September 06, 2018. Second – S. Gerrato; all in favor. MOTION CARRIED

5. Payment of Invoices

There were no invoices.

6. Other Business

- The Town sign was discussed at length. The Board stated that LED electronic signs are not allowed. Chair Gerome stated it was "horrendous to put a digital sign out there". J. McDevitt wanted the sign taken down; there's a website that people can go to, and people aren't reading the sign when they drive by. Being absolutely serious, J. McDevitt stated there didn't need to be a bulletin board outside, and suggested a "Town of Greenland" sign with a spotlight. J. McDevitt, for the record, stated it was "asinine". Chair Gerome stated if LED signs are in the Ordinance, it would be changed. M. Fougere noted there was a difference between an LED sign (variable message board) and an LED light. J. McDevitt stated it was not necessary; there should be a nice appropriate sign "The Town of Greenland"; we don't need a bulletin board, it's archaic. Chair Gerome added it wasn't safe for staff to change the message board due to slick ice.
- P. Sanderson updated the Board on the Fire Department Building Committee meetings. The Committee has been working closely with the Building Inspector. He has found geo-technical and septic information that suggests the station can be built where the Public Works Building is located and meet the department's current needs. The Committee was concerned geo-technically because it's filled land; they were also concerned about septic because the soils in the area are pretty bad. There was discussion about contacting the abutting land owner to either purchase the property or get first refusal. This would allow the lot to be squared off for possible expansion of the fire station in the future. The building is conceptually 80'x90'.

Three drive-thru bays are planned so trucks don't need to be backed in. There will also be office space, a multi-media room and bunk rooms. The general principle at this time is that it will be a public safety building with only the fire department housed in the station. P. Sanderson had

DRAFT: SUBJECT TO CHANGE

suggested that the building be designed with some security by using a system of bollards to prevent the possibility of vehicle strikes. The Committee will be meeting with John Ricci at their meeting on Tuesday, October 02, 2018; he has built several fire stations. The station may be on a warrant article this year. The approximate cost will be \$2 million to \$2.25 million for a building of 9,000 sq. ft. to 10,000 sq. ft. (approximately \$200 per square foot). P. Sanderson wanted proof that the site could handle what they proposed before going any further.

A second floor is being considered. Voting may have to be moved from the School, and the fire station may be an option. The station will have an elevator. There will also be appropriate bunk facilities for males and females as well as a kitchen, showers and laundry facilities. P. Sanderson discussed generator capacity: the Police Department has a new generator; the Town Hall has a terrible, old generator. It was suggested that the Police Department generator be moved to the Town Hall; the Police Department and Fire Department will share a larger one. There was a brief discussion about why the Town Offices were not tied into the gas line from Bramber Green.

Returning to voting at School, P. Sanderson explained that the School is a separate political subdivision and doesn't have to allow voting. There is not great security at the School and things can't be locked down. People can get in there with guns, and they can't be stopped any longer. Legislature made the decision when they allowed guns to be carried anywhere, including polling places. The AG released an opinion that "you cannot enforce the federal Safe School Act". As a result, no one other than federal officers can enforce gun restrictions inside the School. It's the Town's responsibility to provide voting facilities, not the School. When discussing handicap parking availability during voting, P. Sanderson stated HAVA (Help America Vote Act) has set standards for polling places.

J. McDevitt asked about the proposed use of the existing station. P. Sanderson responded that the Selectmen have authorized the roof to be repaired; they want to keep the integrity of the building secure so a decision on use can be made after the Town has voted. The Property Maintenance Supervisor may be moved into the current station; if the Library doesn't pass, that may be a location.

Moving Emergency Management to the proposed fire station has been discussed at the Fire Department Building Committee meetings. If that were to happen, the closets in the Town Hall Conference Room can be removed to enlarge the room. Other renovations can be done to the Town Hall to improve it without spending a lot of money.

- M. Fougere will be attending the Portsmouth Planning Board meeting on Thursday, October 18, 2018.

7. Adjournment

MOTION: J. McDevitt moved to adjourn at 8:03 p.m. Second – S. Gerrato; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, October 04, 2018 – 7 p.m., Multi-Purpose Room, Greenland School

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: