



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD

Thursday, August 01, 2019 – 7:00 p.m. – Town Hall Conference Room

Members Present: Frank Catapano, Steve Gerrato, John McDevitt, Rich Winsor, Catie Medeiros (Alternate), Vaughan Morgan (Alternate), Bob Dion (Alternate), Steve Smith (Selectmen's Rep)

Members Absent: Stu Gerome, David Moore

Staff: Mark Fougere - Consultant

Chair Winsor 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. Master Plan Survey

The Master Plan survey results were reviewed by M. Fougere. There was an 18.6% response rate; 1,971 surveys were sent to residents. The largest response group was from residents in Town 16 years or longer, most are homeowners, over 60 years of age, and do not have children in the school system. The intersection of Breakfast Hill Road and Post Road was a concern for many residents. M. Fougere suggested having RPC look at that intersection. There were many comments about Whole Foods. M. Fougere has spoken to Paul Cincotta, New England Development; they will not come to Greenland.

M. Fougere will look at the housing/population section of the Master Plan. Based on the findings of the survey, he will prepare vision statements for the Board to review. The goal is to have it complete within a year. Chair Winsor noted that the comments on this survey did not differ much from the last survey, with the exception of Rt. 33.

2. CIP

Board members reviewed the CIP letter and form to be emailed to department heads, Boards and Commissions. The due date will be Tuesday, September 03, 2019, to be discussed at the work session on Thursday, September 05, 2019.

MOTION: V. Morgan moved to approve the CIP letter and form. Second – S. Smith; all in favor. MOTION CARRIED

3. Zoning Updates

- Article XXVI – Mandatory Open Space: Some sites work, others do not. M. Fougere noted the requirement could be waived. Chair Winsor felt it was a significant cost burden to have plans done both ways. He explained that in a cluster, the lot size is reduced in lieu of conservation land. A 1.5

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acre lot could be reduced and the remainder of the parcel would go to conservation. The benefit is that the Town gets conservation land and there is reduced pavement.

Laura Byergo, Caswell Drive: Stated that with a conservation subdivision, they were trying to get good value conservation land; wetlands and uplands were preferred. If it's done without being in a model, the Town is less likely to get high value conservation land. If there's a model, the Town can get the combination of wetland and upland that the wildlife needs, and is needed to protect the wetlands. She encouraged the Board to do it as a model so they would have some input. Chair Winsor responded the Board was proposing that developers would have to come to the Board with a standard subdivision plan and conservation subdivision plan for any development over four lots. M. Fougere noted there needed to be clarification on several items within the Ordinance.

C. Medeiros asked if "transfer development rights" (TDR) were included in the Zoning Ordinance. M. Fougere explained that with TDR, development rights from several parcels could be transferred to a single parcel, the parcels stay open space and the single parcel is developed. The biggest drawback is that people abutting the open space are happy; people in the high density development area are not happy. C. Medeiros suggested it be included in the Ordinance. F. Catapano added it was a great way to focus development in one area rather than multiple areas.

- Overlay for sea rise in most vulnerable locations: This suggestion was due to the sea rise discussion several years ago, especially along the Bay and possibly changing the requirements for that stretch. F. Catapano questioned if Shoreland covered most of that. M. Fougere stated it's a 50' setback and 250' review zone; there's also a structure setback of 50'. He continued that Shoreland is heavily focused on aesthetics. If an overlay zone for sea rise was put into place, it would be used in the tidal areas. There aren't many buildable parcels in that area. Chair Winsor felt the Board should eventually look at an overlay in the Bay area. M. Fougere suggested the Board look at placement of septic systems and the location of the King Tide, etc.

L. Byergo stated that when the Conservation Commission discussed sea rise, leaving room for salt marsh to move in was emphasized. The setbacks were going to move over time. It still isn't publicly known that when salt water rises, it's not just what is seen on the surface; it's also groundwater being pushed and intrudes into wells. The ground will also be too wet and basements will flood. The Shoreline Protection Act is a little out of date. The Planning Board has a chance to institute an overlay that would help protect people and property into the future.

An overlay for Breakfast Hill Road was discussed. S. Gerrato suggested making the stretch between the Coakley Landfill and the power lines commercial. Chair Winsor suggested an overlay, potentially adjusting the lot size. There was a discussion about sewer and water along Breakfast Hill Road and the potential impact of the golf course being developed. Also discussed was the need to do something with the Town-owned land behind Bethany Church; it's a brown field that could be zoned commercial.

Chair Winsor felt Breakfast Hill Road should be an overlay district that would decrease density. M. Fougere suggested carving out the entire stretch and rezoning it. F. Catapano questioned the purpose of rezoning; were they worried about PFOA's? Much of that could be fixed through filtration systems. F. Catapano liked the idea of commercial. C. Medeiros mentioned Point Place in Dover. To do something similar in Greenland would require water, sewer and density. C. Medeiros recommended the Board look at a plan for all of Greenland that makes sense; there are multiple opportunities here. Chair Winsor added that with the Village District, the Board was hoping to piece together a village by allowing commercial on the first floor and residential on the top. The corridor

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is there: quick accessibility to sewer. The Board was in agreement to look into the possibility of an overlay district on Breakfast Hill Road or rezoning. L. Byergo suggested the Board think about creating a park area near Pickering Brook in their planning.

M. Fougere noted that the Village District and Breakfast Hill were two different areas. An engineering company needed to look at various sewer line options; there were at least five different extension options. S. Gerrato suggested rezoning the area behind Bethany Church to commercial; Chair Winsor stated “commercial” needed to be better defined for that area. Spot zoning the golf course was mentioned; M. Fougere suggested rezoning from the golf course to Rt. 1. A mixed use zone would consist of over 55 and residential housing, restaurants, stores, etc. (similar to Point Place in Dover). M. Fougere will contact the Assistant City Manager in Dover for the type of zoning in that area.

- Topics to consider for articles:
 - Impact Fees were not ready to be discussed.
 - Mitigation Corridor: Continued
 - Off-Site Improvements: Rt. 33 was discussed. F. Catapano felt there was enough traffic issues without adding more commercial in that area. Chair Winsor noted it was a good location for commercial. M. Fougere suggested up-zoning the Commercial Zone to allow more uses. The use of the vacant pad at Target/Lowe’s was discussed. M. Fougere will contact Paul Cincotta, New England Development, to discuss options. Chair Winsor questioned if it would be economically viable for sewer up Portsmouth Avenue to be an off-site improvement.
 - Private Roads to Public Roads: M. Fougere reminded the Board he has spoken to the Town Attorney about their concern: if they approve a plan with a private road, is there a way to stipulate that it cannot become public. The Town Attorney’s response was “no”. Residents have a right to petition at Town Meeting for the Town to take over their road.
- Zoning – Add “Duplex” to chart: considered housekeeping.
- Article 18.2.3 – Redefine “man-made”: This was changed by the State and needs to be updated in the Ordinance.
- Subdivision Regulations – Backlot Road Width: After discussion, it was decided to leave the road width at 20’; a waiver could be issued by the Board.
- Site Plan Regulations – Roof Pitch on Commercial Buildings: The Site Plan Regulations gives the Board broad authority; no changes were made. The Board needs to be more aware when looking at architectural plans. Chair Winsor suggested a simple check sheet for Board members; it would be stapled to the application.
- Site Plan Regulations – Open Display Areas: No changes were made; the Board has authority with the aesthetics section of the regulations.
- Site Plan Regulations – Lighting requirements from revised Sign Ordinance: Link Article VI – Signs (Articles 6.2.6 and 6.2.7) to Section 5.10 H (Outdoor Advertising Signs).
- Site Plan and Subdivision Regulations - Better Subdivision Roads: S. Gerrato was concerned about the edges of new roads falling apart; the Board felt it was a maintenance issue.

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- Building Inspector Regulations – Increase Requirements for Water Tests: F. Catapano stated the Town should not get involved as long as the well is free of bacteria. Currently the only water quality mandate is bacteria and nitrates. Chair Winsor added it applied to new construction to provide home owners with better information. The State should continue to define safe drinking water.
- Wetland Crossings: Chair Winsor stated prohibiting roads over wetlands was against State and federal laws and would not be discussed again. F. Catapano noted DES has a wetlands permitting process and it's under review.
- Workforce Housing Supply/Analysis: The work force number in Greenland is \$312,000; density has to be workable to make it work at that number. Chair Winsor stated the price will reflect what the market will bear. M. Fougere responded that if the zoning was altered enough, it could be done; the opportunity has to be provided. This is a “must do” for Greenland. M. Fougere stated a restrictive covenant is placed on 25% of a development so the units are always affordable.
- Pavement Degradation Ordinance: Paul Sanderson had suggested this ordinance and that the Concord article be used as a model.
- CIP: Discussed earlier.
- Building Code Enforcement: Chair Winsor, addressing S. Smith, stated he was unhappy with code enforcement. There are properties in Town that are way out of compliance. He felt half the work of the Planning Board has been completely ignored. S. Smith assured the Board that the Selectmen are aware and it's an on-going issue. M. Fougere stated that the Planning Board has quite a bit of authority if there's a problem; they could hold a hearing and revoke the site plan.
- Master Plan Revision: Discussed earlier.

4. Approval of Minutes

MOTION: V. Morgan moved to approve the minutes of Thursday, August 01, 2019. Second – B. Dion; five in favor, two abstain (F. Catapano, S. Smith). MOTION CARRIED

5. Approval of Invoices

MOTION: V. Morgan moved to approve payment of the following invoices: from the Planning Board Escrow Account, Altus Engineering in the amount of \$1,811.11; from the Planning Board Town Budget, Fougere Planning and Development in the amount of \$1,056.39. Second – S. Smith; all in favor. MOTION CARRIED

6. Other Business

M. Fougere reminded the Board that two years ago the Zoning regulations were amended: elevation drawings for duplexes can be reviewed when before the Board. Elevations should be part of the application. The Board can also discuss architecture and aesthetics of the duplexes.

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7. Items for the Next Meeting

At this time, there are six cases on the agenda. M. Fougere stated that Lowe's may continue to the September meeting. Bluebird Storage is coming in for an expansion; there is 67% occupancy in the existing building. 21 Willowbrook, design review for a cluster development; Bayside Road/Great Bay Road, is a three lot subdivision.

8. Adjournment

MOTION: F. Catapano moved to adjourn at 9:10 p.m. Second – V. Morgan; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, August 15, 2019 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Administrative Assistant

Approved: