



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, October 18, 2018 – 7:00 p.m. – Town Hall Conference Room

Members Present: Frank Catapano, James Connelly, David Moore, Rich Winsor, Steve Gerrato (Alternate), Catie Medeiros (Alternate), Paul Sanderson (Selectmen's Rep)

Members Absent: Stu Gerome, John McDevitt

Staff Present: Mark Fougere - Consultant

Vice Chair Winsor opened the Planning Board Public Hearing at 7:00 p.m. A roll call was taken by the Vice Chair; he announced a quorum was present and the meeting was being recorded.

ADMINISTRATIVE

1. Town of Stratham Response – Lonza Expansion

Vice Chair Winsor read into the record a portion of the minutes from the Stratham Board of Selectmen meeting on October 01, 2018 (copy on file). They had been invited to attend the Greenland Planning Board/Board of Selectmen joint public listening session on Thursday, October 04, 2018 regarding the Lonza expansion and its potential traffic impact. M. Fougere sent emails to neighboring towns inviting them to the meeting, prefacing the email that the Planning Board wasn't against development at Pease. The Board agreed it was made very clear they weren't against Lonza or jobs. It was also noted that housing at Pease wasn't discussed or mentioned in the letters or email.

2. Approval of Minutes

MOTION: C. Medeiros moved to approve the minutes of Thursday, October 04, 2018. Second – D. Moore; five in favor, two abstain (S. Gerrato, F. Catapano). MOTION CARRIED

3. Update: Weeks Library Expansion

Vice Chair Winsor explained that a letter was submitted to the Library Trustees requesting a formal written response to comments from Altus Engineering, M. Fougere, Police Department and Fire Department for the next meeting. The Weeks Library expansion update was continued to the meeting on Thursday, November 15, 2018 at their request.

4. Approval of Invoices

There were no invoices to approve.

5. Other Business

S. Gerrato reported there was a RPC/MPO meeting on Wednesday, October 10, 2018. Commissioner Victoria Sheehan was the speaker. S. Gerrato stated they have no money; whatever the Planning Board does should be outside the box. It's important that S. Gerome and J. McDevitt hear S. Gerrato's report

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because they are the two experts; they were using the road before it got crowded and now they're using the road when it's crowded. \$350,000 will be available for corridor studies in 2021. S. Gerrato didn't believe a total corridor study was needed. The Board needs to work on the gridlock.

S. Gerrato continued that because there is no money, Portsmouth needs to declare it a project of regional impact. He also felt DOT should be involved, but was unsure how that could happen. Greenland and Portsmouth should share the cost to alleviate the gridlock, with Portsmouth paying 80% and Greenland paying 20%.

Vice Chair Winsor responded that the Board needed to consider their approach. In the joint meeting, there was discussion about the 10 year plan. Although that was wonderful, he felt Greenland would probably never get there. He continued that the Selectmen and Planning Board are running "lockstep" in their intentions, whether it was the 10 year plan initiative or a more connectivity and development related approach.

M. Fougere updated the Board that he's been communicating with the Portsmouth staff. Lonza was scheduled for the October 18, 2018 Portsmouth Planning Board meeting; however, they asked for a postponement. The Portsmouth staff is making a recommendation under "Other Business" to the Portsmouth Planning Board that they determine it's a project of regional impact. *Update: At the meeting on Thursday, October 18, 2019, it was determined that Lonza was a project of regional impact.*

S. Gerrato stated that there needs to be a funding source other than gas tax. In the last 10 year period, 848 million gallons of gas was used and that provided funding for roads. People are opting for smaller vehicles and revenue isn't coming in on the State or federal level. P. Sanderson added that the State Legislature authorized a small increase in the gas tax two years ago, but not enough to cover the difference that efficiency has made in production and collections. M. Fougere added it also doesn't cover the increased cost of pavement.

S. Gerrato will make a more in-depth report at the next meeting.

6. Topics for Work Session: Thursday, November 01, 2018

CIP update: only two have been received. The School Board representatives have the School's CIP request, but it hasn't been submitted.

PUBLIC HEARING

1. Projects of Regional Impact

There were no projects of regional impact to discuss.

2. Site Plan Review: 5 Boxwood Path [Map U7, 10]

Owner: Bramber Green Condominium Association

Applicant: Charles Murphy, President

The owner and applicant are proposing to relocate the entry gate to the Bramber Green development on Bramber Valley Road and Boxwood Path. No new construction is proposed.

Chuck Murphy, President of the Bramber Green Condominium Association, addressed the Board. They are petitioning to move the entrance gate further up Bramber Valley Drive; the gate hasn't been installed. There is no gate at the Post Road end of the neighborhood. Traffic will be able to enter from Post Road but will be stopped at the gate on Bramber Valley Drive. Moving the gate will allow them to turn around in the Club House parking lot. The builder doesn't have a problem moving the gate. A "No

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Outlet” sign should be placed at the Post Road entrance. P. Sanderson stated if it’s not one of the conditions, it should be discussed with the Police Chief. C. Medeiros questioned why there weren’t two gates. C. Murphy explained that the Post Road entrance is narrow and doesn’t allow anywhere to turn around; traffic was also a concern. The Planning Board felt a gate at Post Road would be unsafe. C. Murphy felt the gate on Bramber Valley Drive would cut down on traffic going through the development. Vaughan Morgan asked when the Vernita connection would be opened. Spring 2019 is the projected date.

MOTION: P. Sanderson moved to accept the application for a plan amendment for 5 Boxwood Path as complete. Second – D. Moore; all in favor. MOTION CARRIED

P. Sanderson agreed with M. Fougere’s request that the activation of the gate must be coordinated with the Fire and Police Departments as well as the Post Office. Vice Chair Winsor added the “No Outlet” sign should be included.

Vice Chair Winsor opened the meeting to public comments. There being none, he closed the public hearing and returned to the Board for discussion. P. Sanderson noted that the Postmaster preferred a key pad system rather than a key fob. C. Murphy responded that would be the developer’s decision. However, they were told it would be a clicker. P. Sanderson stated that would not be what the Postmaster wanted. C. Murphy thought there may be key pad installed on the gate. P. Sanderson recommended that the motion include there must be a key pad or equivalent that will allow for emergency access and access by the Post Office.

MOTION: P. Sanderson moved to allow the gate to be moved to a location near the Club House with the following conditions: (1) activation of the gate must be coordinated with Fire, Police and the Post Office and shall include a key pad or equivalent; (2) a “No Outlet” sign shall be posted at the Post Road entrance of the development. Second – F. Catapano; all in favor. MOTION CARRIED

3. Adjournment

MOTION: S. Gerrato moved to adjourn at 7:25 p.m. Second – F. Catapano; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, November 01, 2018 – 7:00 p.m., Work Session, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: