



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD MEETING

Thursday, February 20, 2020 – 7:00 p.m. – Town Hall Conference Room

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

Members Absent: David Moore, Vaughan Morgan (Alternate)

Staff Present: Mark Fougere - Consultant

Chair Winsor opened the Planning Board public hearing 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. Projects of Regional Impact

There were no projects of regional impact. M. Fougere stated there were nothing new to report regarding Pease.

2. Preliminary Conceptual Consultation: 177 Winnicut Road (Map R10, 12A)

Owners: Brian & Maria Beck

Applicant: 177 Winnicut Road, LLC

The owners and applicant are proposing a 21-unit age restricted housing development on approximately 16.7 acres.

Chair Winsor stated he was aware of the chatter on social media regarding the proposed project. He assured residents that the project would not be voted on at this meeting and explained the approval process, which could take many months.

Christopher Berry, Berry Surveying and Engineering and representing the owners and applicant, addressed the Board. Also present were Troy Thibodeau and Brian Beck, TDAK. They were proposing to develop 177 Winnicut Road; C. Berry described the property. Stoney Ridge Environmental has been hired to delineate on-site jurisdictional wetlands and produce a site-specific soils map. An existing conditions plan has been done. There is a small pocket of wetlands on the front of the property, wetlands along the Winnicut River and wetlands that cut through the center of the parcel. The parcel is approximately 16.5 acres. Test pits were done by Stoney Ridge Environmental to produce the soils map. A site-specific soils map was included for the purpose of calculating stormwater runoff and sewage loading.

The proposal is for a 21-unit age-restricted housing development. A density calculation and explanation will be given to the Board. The plan is to condominiumize the units with common and limited common areas. A DOT permit was received in 2015 for the existing house and proposed roadway. The location of the roadway was chosen due to sight distance. There will be on-site sewage and a common well is proposed at the rear of the property. A cistern is proposed in the central portion of the development; relocation of the cistern closer to Winnicut Road is being discussed with the Fire Chief.

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Norweco Septic Systems will be used on each site, which are nitrogen reduction systems. The stormwater management system for the roadway down to the wetlands and Winnicut River: treated by a gravel wetland and not a rain garden for nitrogen reduction for as much of the storm flow as possible from the site development. Rain gardens are proposed at the front and rear of the site. Stormwater from the “dirty impervious surface” will be captured and treated through those devices; storm flow from the rear of the houses is designed in a sheet flow format through the remaining vegetation to the wetlands and the Winnicut River.

Thursday, Friday and Saturday morning traffic counts were done in the fall of 2019. A traffic analysis was prepared for the Board’s review; it was not distributed. An Alteration of Terrain will be required; over 100,000 sq. ft. will be disturbed. A small wetlands permit will also be required.

Chair Winsor reminded the Board this was a Preliminary Conceptual and would be high level and not specific. J. McDevitt questioned an easement with the abutter for the proposed well and 150 ft. radius; C. Berry stated it was being discussed with the abutting landowners. Radius for a well up to 750 gallons per day is 75 ft.; a community well over 1,400 gallons per day is 150 ft. J. McDevitt also questioned moving the cistern closer to the road: would it open up the lot to be developed; C. Berry responded they do not have the density to develop that lot. Chair Winsor noted Carmel Court dead ends; C. Berry responded the purpose was to allow the abutter access to the back of their property. Chair Winsor was concerned about turning access for emergency vehicles at that end of the property. C. Berry stated that the roads in the development will be to Town width and standards. Waivers: Greenland regulations require a grade of 3% within a certain distance; DOT requires 4% minimum. A waiver will be requested for the grade. Responding to a question from C. Medeiros about open space near the river, C. Berry did not have that calculation available. The calculated open space was the entire open area. C. Medeiros asked if there were plans for rec space; there are plans for trails and passive rec space. B. Dion questioned the DOT minimum grade requirement of 4%, which C. Berry explained. It was actually negative 4%; Greenland regulations allow positive 3%.

B. Dion also asked how much water was proposed to be pumped. C. Berry responded they would not know how much water was available in the well until “a hole was poked in the ground”. They planned to file a DES “siting permit”. The site of the well must be approved before the well can be drilled. The well on the existing property is located in the front of the house; the well on the abutting property has not been located. B. Dion requested the location of nearby wells; one well for all those houses will draw a lot of water. C. Berry will locate the nearby wells and show them on a larger scale plan. A professional geologist has been hired to site the well. B. Dion wanted to ensure water supplies were not damaged. M. Fougere noted a pump test could be required. He explained a monitoring device could be put in the well on the abutting property to look for movement in the water during the pump test. It is an extensive reporting requirement through the State.

C. Berry explained the stormwater nitrogen reduction system. The systems are highly efficient in removing nitrogen from the stormwater system; there is a high efficiency of removable. C. Berry also explained nitrogen reduction in the proposed septic systems. It is an added level of safety from a nitrogen standpoint that takes the load off the actual disbursement field. Each unit will have its own septic system. Units will be single family condos. S. Gerrato asked the location of the wetland crossing to enter the development. The crossing will be approximately 15 linear feet or less.

Chair Winsor opened the meeting to public comments. Age-restricted communities are a benefit to the Town. Residents were very concerned about traffic impacts on Winnicut Road and Rt. 33. Chair Winsor stated a traffic study will be required even though one was done by the applicant. S. Gerome added he was concerned about the speed on Winnicut Road. There was a question about the wetland setback. Chair Winsor assured the resident the Board would be looking at setbacks.

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Chair Winsor strongly recommended the developer work with the Conservation Commission; the Planning Board would appreciate their input on the project which was in a very sensitive area. Other concerns were the “S” curve on Winnicut Road; Chair Winsor assured residents that the proposed road was going to be safe. The length of the project was discussed. Chair Winsor felt it may go quickly with the demand for age-restricted housing. The septic systems being right on the river was also a concern. Chair Winsor stated there would be a requirement for a hydrologic study as well as a maintenance program. Because it will be condo association, there should be an annual fee or something similar.

J. McDevitt reminded residents to watch the Town’s Facebook page and website. It will be posted when the project is on the agenda. Chair Winsor reiterated that residents should watch Facebook and the website and stay engaged.

There is no requirement for the number of people living in Town before more services are required (police and fire). The school population can trigger the number of permits that are given; the Town is not close to that number. Police and Fire will also review the plans for the project.

J. McDevitt stated that the Planning Board had the same concerns that were mentioned by residents and many more. He reminded residents that people have private property rights. As long as a project meets the Town’s requirements, they have the right to develop their land. Chair Winsor added the Board is bound by the zoning that residents voted on.

S. Gerome asked C. Berry to explain the location of the road. C. Berry stated the process was started in 2015 or 2016 with NHDOT. As it moves perpendicular to Meghan Way, site distance is lost coming around the “S” curve. Moving the road causes a loss of sight distance at the back side of the “S”. F. Catapano felt the road location was a very high speed area. S. Gerome stated he would rather have less site distance because it was a bad spot.

F. Catapano questioned the existing house not being subdivided from the property; they would still meet the 15 acre requirement. C. Berry stated it would drastically change the unit density calculation.

Chair Winsor summarized that a hydrologic study and traffic study would probably be required. He requested they work with the Conservation Commission as soon as possible for their input.

M. Fougere clarified that the Town did not have a 150 ft. setback rule. Tidal is 100 ft.; this property is controlled by the Winnicut River (75 ft.) and any wetlands on the property will be 50 ft.

The next step is design review and a full application would follow. Chair Winsor suggested they incorporate the road on Winnicut Road, the dead end at the stone wall and turning radius for emergency vehicles. Natural vegetation will be used on the 25 ft. buffer. It was recommended that the project be reviewed by Altus Engineering and the Conservation Commission after the formal application was submitted.

There being no further discussion, Chair Winsor closed the public hearing.

3. March Farm Way Release

Continued to the meeting on Thursday, March 05, 2020.

4. Approval of Minutes

MOTION: F. Catapano moved to approve the minutes of Thursday, January 16, 2020. Second – S. Gerome; all in favor. MOTION CARRIED

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5. Approval of Invoices

MOTION: B. Dion moved to approve payment of the following invoices--from the Planning Board Town Budget: Fougere Planning & Development in the amount of \$1,412.64; Planning Board Escrow Account: Altus Engineering in the amount of \$1,478.01. Second – F. Catapano; all in favor. MOTION CARRIED

6. Other Business

Building Inspector: J. McDevitt recommended when the final candidates are selected there be a Selection Committee consisting of a member from the Planning Board, Zoning Board and Board of Selectmen as well as the Fire Chief and Chief of Police. Several members agreed. S. Gerrato noted that when a previous Building Inspector attended Planning Board meetings, it would be at overtime and that was stopped. Chair Winsor considered the Building Inspector an exempt position, given the magnitude of the position; it should be salary and not hourly. He suggested the Board of Selectmen research that option given the decisions that are being made; it should qualify that position as exempt. S. Gerome noted that the Building Inspector should be at Planning Board meetings when dealing with zoning; the Board would like his feedback. Chair Winsor suggested once a quarter.

7. Topics for Work Session: Thursday, March 05, 2020

M. Fougere informed the Board that the language for the Residential-Commercial-Industrial Mixed-Use District zoning ordinance was “tweaked” after discussion with the Town Attorney; the Board will still maintain its authority. There are three separate zoning ordinances on the ballot.

B. Dion asked what could be done about more affordable housing. Work force housing will be a topic of discussion at the meeting on Thursday, March 05, 2020.

Chair Winsor suggested it may be time to look at the Village District again if the RCIM District works. The Village District will be added to the list of 2020 goals.

8. Adjournment

MOTION: S. Gerrato moved to adjourn at 8:10 p.m. Second – F. Catapano; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, March 05, 2020 – 7 p.m., Work Session, Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant

Approved: _____