



PLANNING BOARD
Town of Greenland • Greenland, NH 03840
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MINUTES OF THE PLANNING BOARD MEETING

Thursday, August 20, 2020 – 6:30 p.m. – Virtual via Zoom

Members Present: Frank Catapano, Steve Gerrato, David Moore, Catie Medeiros

Members Absent: John McDevitt, Bob Dion (Alternate)

Late Arrival: Stu Gerome, Steve Smith (Selectmen’s Rep)

Staff Present: Mark Fougere - Consultant

Vice Chair Gerrato opened the Planning Board meeting at 6:35 p.m. A roll call was taken by the Vice Chair; he announced a quorum was present and the meeting was being held virtually through Zoom and recorded by audio. A checklist to ensure meetings are compliant with the Right-to-Know Law during the State of Emergency was read into the record by Vice Chair Gerrato.

Attendance of Planning Board members was taken by roll call: F. Catapano – aye; S. Gerrato – aye; C. Medeiros – aye; D. Moore – aye. Joining the meeting late: S. Gerome, S. Smith.

PUBLIC HEARING

1. Projects of Regional Impact

There were no projects of regional impact.

2. Boundary Line Adjustment: 9 Stone Meadow Way (R1, 2A) and 19 Stone Meadow Way (R1, 2H)

Owners of Record: Thomas Conlin and Timothy Miller

Applicant: John Chagnon, Ambit Engineering

The owners and applicant are proposing to relocate the property line between Lots R1, 2A and R1, 2H; 1,323 sq. ft. will be conveyed from Lot R1, 2H to Lot R1, 2A.

John Chagnon, Ambit Engineering and representing Tom Conlin, addressed the Board. T. Conlin is proposing to relocate the lot line of 9 Stone Meadow Way. There will be a small change on the northeast side of the lot, allowing T. Conlin to expand the lot and add a properly sized garage while still meeting the zoning requirements. Timothy Miller, abutter, has agreed to the lot line adjustment. The lots will remain conforming. A waiver has been requested to show only the area of transfer rather than depict all improvements on R1, 2H on the plan.

S. Smith joined the meeting.

MOTION: F. Catapano moved to accept the application for the boundary line adjustment for 9 Stone Meadow Way (R1, 2A) and 19 Stone Meadow Way (R1, 2H) as complete. Second – D. Moore; roll call

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vote: F. Catapano – yes; S. Gerrato – yes; C. Medeiros – yes; D. Moore – yes; S. Smith - yes. All in favor; MOTION CARRIED.

S. Gerome joined the meeting.

M. Fougere’s comment regarding the application: the applicant must set the bounds prior to recording. Each lot meets the frontage requirement.

MOTION: F. Catapano moved to grant the waiver to Subdivision Regulations Section III – Data Required for Submission of a Subdivision, Section 3.3.1 – Existing Conditions Plan, requiring general information be provided on the site, its existing conditions and the base data from which the subdivision will be designed. The area in question is detailed. Second – C. Medeiros; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – yes; C. Medeiros – yes; D. Moore – yes; S. Smith - yes. All in favor; MOTION CARRIED.

MOTION: F. Catapano moved to approve the boundary line adjustment for 9 Stone Meadow Way (R1, 2A) and 19 Stone Meadow Way (R1, 2H) with the following conditions: applicant must set bounds prior to recording; the applicant must submit a final full plan set (22”x34”) and an 11”x17” plan copy as part of the Planning Board file; the applicant must submit a digital copy (CD ROM or thumb drive) of the final full plan set as part of the Planning Board file. Second – S. Gerome; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – yes; C. Medeiros – yes; D. Moore – yes; S. Smith - yes. All in favor; MOTION CARRIED.

WORK SESSION

1. Master Plan Transportation Chapter

The Board reviewed the draft of the Master Plan Transportation Chapter. M. Fougere tried to concentrate on the key issues with the Rt. 33 corridor: mainly the intersections that were analyzed several years ago as part of the Pease issue. The accident data has been updated with information from the Greenland Police Department, highlighting the key intersections where accidents were prevalent. The chapter also advocates the continued pavement policy that the Selectmen adopted several years ago to try to stay ahead of road maintenance in the community. M. Fougere stated that the Rt. 33 corridor is the big issue in the community.

M. Fougere suggested adding a bullet relative to expanding the corridor study and highlighting the issue the Selectmen are discussing: concentrating a corridor study between Winnicut Road (Greenland) and the Stratham town line. Greenland and Stratham Selectmen are working together on a combined study; the more towns that are involved, the greater the likelihood money may be received from the State. S. Smith stated that the Selectmen have sent a letter to the DOT Commissioner, State Senator Sherman, and others to have the road restriped to remove the passing lane; there is no set date for that to happen. The long-range goal is to add a center turning lane; it will take engineering and time. Bayside Road reconstruction has been put on hold this year due to COVID and engineering.

C. Medeiros asked if there were plans for a bike lane or sidewalk. M. Fougere stated that Greenland was in the process of applying to the State to do an analysis on the Rt. 33 corridor; this would be the time to include a bike lane or sidewalk in the discussion. M. Fougere will include that in the Transportation Chapter.

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M. Fougere will research further detailed accident data at Dearborn Road and add comments from this meeting. The Board will review the update at the meeting on Thursday, September 03, 2020.

2. Rt. 33 Corridor

M. Fougere noted that he will be working with the Rockingham Planning Commission on the Transportation Project Proposal; the deadline is Tuesday, September 01, 2020. It must be supported by the Selectmen. M. Fougere noted it will start the process for the 10-year plan. The Winnicut Road intersection with a mile-long backup of traffic needs to be highlighted as an issue when submitting the application.

3. Mandatory Open-Space Ordinance (Article XXVI)

M. Fougere made modifications to the current Mandatory Open-Space Ordinance requiring any project with six or more lots to be an open-space conservation subdivision development. The current definition is three. The Board can waive the requirement if it does not fit the scenario or if the parcel does not work. A cluster development does not always work.

S. Gerrato suggested easement (private) roads to take the burden off the Town. F. Catapano noted residents could petition the Town. M. Fougere stated he had spoken to the Town Attorney; even if there is a stipulation that a private road remain private, residents had a constitutional right to petition their government.

S. Gerome questioned why it should be required. F. Catapano responded that it was required for six or more lots to present a conceptual open-space subdivision layout and the Board could determine if the parcel worked for an open-space subdivision. The developer would have to show on the plan why it would not work. F. Catapano did not like the word “mandatory”; he preferred presenting a conceptual plan. S. Gerome stated that unless it bordered a greenway or similar, there should be a choice to do a traditional or cluster. He did not think the Board should eliminate traditional subdivisions. M. Fougere noted that the Board had discussed increasing open spaces in Town. S. Gerome stated he would not make it mandatory but rather an option. F. Catapano suggested: The Board has the option to request a conservation subdivision design for projects of six or more lots. S. Gerome added criteria must be included in order for the Board to make a decision. Based on discussion by F. Catapano, M. Fougere will research Stratham’s ordinance.

Further discussion was continued to the work session on Thursday, September 03, 2020.

4. Age Restricted Housing (Article XIX)

Due to issues with a recent application before the Board, there was discussion on clarifying the language on the Age Restricted Housing Ordinance: if there was an existing house on the property, it could not be included in the project; if it was to be included, it had to be rebuilt to be consistent with other units. The language could be strengthened and improved for better direction.

M. Fougere asked the Board if caregivers under the age of 55 should be allowed to live in an age-restricted development. There is currently an issue at the Bramber Green development. In addition, would the Board consider changing the language to allow one person under the age of 55 to live in the development vs. both people being 55 and over. F. Catapano felt caregivers and spouses would be a good exception.

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An additional amendment to be included: if a spouse/partner over the age of 55 passes away and the surviving spouse/partner is under the age of 55, that person must move.

Further discussion was continued to the work session on Thursday, September 03, 2020.

5. Work Force Housing

There is enough flexibility in the overlay district adopted at Town Meeting that multi-family apartments, condominiums, etc., should be covered. The Town is not covered in 'owner-occupied' in the rural zone; this should be addressed. The price-point in Greenland would be \$364,000. It could be as simple as allowing someone with a subdivision to add an extra unit provided it is work force housing or allow two extra units and one must be work force. They do not have to be built but the ordinance must provide the opportunity. F. Catapano clarified that the work force housing lot and frontage could be smaller.

6. Approval of Minutes

MOTION: F. Catapano moved to approve the minutes of Thursday, July 16, 2020. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerome – abstain; S. Gerrato – yes; C. Medeiros – yes; D. Moore – yes; S. Smith - yes. Five in favor, one abstain (S. Gerome); MOTION CARRIED.

7. Approval of Invoices

MOTION: F. Catapano moved to approve payment of the invoice from Fougere Planning and Development in the amount of \$881.25 from the Town Budget. Second – D. Moore; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – yes; C. Medeiros – yes; D. Moore – yes; S. Smith - yes. All in favor; MOTION CARRIED.

8. Other Business

M. Fougere informed the Board that a concern has been raised about the lateness last year of the zoning changes for the ballot. The Board is set by statute when public hearings for zoning changes can be started and when they end; there is a window. M. Fougere has requested that if the Town Clerk's Office would like amendments sooner, it be put in writing to the Board.

S. Smith informed the Board that the first meeting for the Hazard Mitigation Plan was held earlier in the day. It would be beneficial to the Town for as many people as possible to join the meeting. This is a FEMA federally funded program. GIS and flood plain maps are also being updated. Mapping and Planning Solutions is the company hosting the meetings. The Hazard Mitigation Plan is updated every five years; the Town's current plan expired at the end of May 2020. The Town is available for full funding by having the plan updated if there is a disaster. Participation of eight to nine people is needed; five were present for the initial meeting (virtual via Zoom). Two hours are blocked at \$25 per hour; after \$2,500 the Town is fully reimbursed. The next meeting is scheduled for Thursday, September 03, 2020, from 9:30 a.m. to 11:30 a.m.

9. Topics for Work Session: Thursday, September 03, 2020

Continued to the work session: Master Plan Transportation Chapter; Mandatory Open-Space Ordinance, Age Restricted Housing, Work Force Housing.

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10. Adjournment

MOTION: D. Moore moved to adjourn at 7:40 p.m. Second – F. Catapano; roll call vote: F. Catapano – yes; S. Gerome – yes; S. Gerrato – yes; C. Medeiros – yes; D. Moore – yes; S. Smith - yes. All in favor; MOTION CARRIED.

NEXT MEETING

Thursday, September 03, 2020 – 6:30 p.m., Virtual via Zoom

Submitted By: Charlotte Hussey, Administrative Assistant