



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

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Thursday, April 01, 2021 – 6:30 p.m. – Virtual via Zoom

Members Present: Bob Dion, Steve Gerrato, John McDevitt, Catie Medeiros, David Moore, Steve Smith (Selectmen's Rep), Frank Catapano (Alternate)

Members Absent: Stu Gerome

Staff: Mark Fougere – Consultant

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Co-Chair Gerrato opened the Planning Board public hearing at 6:31 p.m. A roll call was taken by S. Gerrato; 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 Co-Chair Gerrato.

Attendance of Planning Board members was taken by roll call: B. Dion – present; J. McDevitt – present; C. Medeiros – present, D. Moore – present; S. Smith – present; F. Catapano – present, S. Gerrato – present.

1. Goals

Goals for 2021 were discussed. Suggestions included:

- S. Gerrato: Change the way jurisdictional wetlands are approached. Engineers have not been showing it clearly. He would like a separate plan titled 'Jurisdictional Wetland Crossings' showing jurisdictional wetland crossings, where they plan to cross, a wetland scientist stamp, and a box for the State and Planning Board. The plan will go to the State before coming to the Planning Board for Conditional Use. The wetlands are very important for water quality and the State owns the water. J. McDevitt wanted to see what S. Gerrato was proposing. He did not want to have the State make a decision that should be made by the Town. J. McDevitt understood S. Gerrato's concerns about wetland crossings; his concern was taking of property rights. He requested something in writing for the Board to review before action was taken. F. Catapano noted that currently wetland crossings were permitted through State. He questioned why the applicant would have to go to the State first; the Planning Board could move the road. S. Gerrato responded that the State has told him they would find another way in; they do not want to cross the wetlands. D. Moore questioned the time frame. F. Catapano added it could take a minimum of 90 days to get State approval; any changes could add another 90 days. The Planning Board always looked for the least amount of impact on wetland crossings. M. Fougere stated that the State wanted to see plans for the entire project, not just a plan with the wetland crossings. A separate sheet in the Planning Board submittal would provide more clarity.
- D. Moore: Rt. 33 concerns. J. McDevitt suggested S. Gerrato and the Board of Selectmen Chairman contact the Town's State Representative and State Senator about the status of Rt. 33.

## DRAFT: SUBJECT TO CHANGE

- J. McDevitt: Would like to work on the Village District in the area of 410 Portsmouth Avenue, including sidewalks. There should be more clarity on the design and boundaries of the Village District.
- M. Fougere: Did not see any projects on the horizon that would warrant impact fees. F. Catapano questioned impact fees for a new fire station. M. Fougere stated the voters must approve a project before impact fees can be implemented. However, a fire station would qualify. The Board can look at impact fees for the Library now that it is being built. Impact fees can only be based on the increased area/extra capacity of the building. The same would apply to the fire station: if there is no additional capacity, a fee cannot be charged. If there are areas with room to grow, impact fees can be charged on those areas. If the Board is confident that the voters will approve a fire station within six years, impact fees can be charged. If it is not passed, anything older than six years must be returned to whoever paid the fee.
- J. McDevitt: The Selectmen suggested that the Building Inspector handle enforcement issues rather than the Board of Selectmen; this would require the regulations to be changed. S. Smith stated that the Selectmen wanted to give the Building Inspector the authority to do enforcement. M. Fougere stated that the Selectmen are the enforcement agents in the community; the language in the regulations should be clearer if the Building Inspector was doing enforcement. F. Catapano suggested the regulations should be written so the Selectmen can give the Building Inspector the authority on a case-by-case basis.
- S. Smith: Discussed the shared PDA seat with Newington and its impact on Rt. 33 concerns.

### 2. Capital Improvement Program

M. Fougere stated that the CIP process should be started earlier. A time frame needed to be established and the department heads notified. If the Selectmen start the budget process in October, the CIP should be started in July and August.

MOTION: B. Dion moved to start the CIP process at the work session on Thursday, May 06, 2021. Second – J. McDevitt; roll call vote: B. Dion – yes, J. McDevitt – yes, C. Medeiros – yes, D. Moore – yes, S. Smith – yes, F. Catapano – yes, S. Gerrato - yes. All in favor. MOTION CARRIED

### 3. Approval of Minutes

B. Dion amended the minutes of Thursday, March 18, 2021, page 3, paragraph 6, to read: “B. Dion discussed the plantings beside the abutter’s house and questioned the size and height of the plantings to mask the view of the condos”.

MOTION: B. Dion moved to approve the minutes of Thursday, March 18, 2021 as amended. Second – J. McDevitt; roll call vote: B. Dion – yes, J. McDevitt – yes, C. Medeiros – abstain, D. Moore – yes, S. Smith – yes, F. Catapano – yes, S. Gerrato - yes. Six in favor, one abstained (C. Medeiros). MOTION CARRIED

### 4. Approval of Invoices

MOTION: B. Dion moved to approve payment of the invoice from Donahue, Tucker & Ciandella in the amount of \$727 from the Planning Board Escrow Account. Second – D. Moore; roll call vote: B. Dion – yes, J. McDevitt – yes, C. Medeiros – yes, D. Moore – yes, S. Smith – yes, F. Catapano – yes, S. Gerrato - yes. All in favor. MOTION CARRIED

MOTION: B. Dion moved to approve payment of the invoice from Altus Engineering in the amount of \$512.88 from the Planning Board Escrow Account. Second – D. Moore; roll call vote: B. Dion – yes, J.

## DRAFT: SUBJECT TO CHANGE

McDevitt – yes, C. Medeiros – yes, D. Moore – yes, S. Smith – yes, F. Catapano – yes, S. Gerrato - yes. All in favor. MOTION CARRIED

MOTION: J. McDevitt moved to approve payment of the invoice from Fougere Planning & Development in the amount of \$1,168 from the Planning Board Town Budget. Second – S. Smith; roll call vote: B. Dion – yes, J. McDevitt – yes, C. Medeiros – yes, D. Moore – yes, S. Smith – yes, F. Catapano – yes, S. Gerrato - yes. All in favor. MOTION CARRIED

### 5. Other Business

- Site Walk: There will be a site walk at 177 Winnicut Road on Saturday, April 03, 2021 at noon. Eric Weinrieb, Altus Engineering, will be asked if he is available.
- Clean Water: S. Gerrato commented on a workshop from 2017 and the impact of wetlands on the quality and quantity of water.

### 6. Topics for Public Hearing: Thursday, April 15, 2021

Items for the public hearing were briefly discussed.

### 7. Adjournment

MOTION: F. Catapano moved to adjourn at 7:29 p.m. Second – D. Moore; roll call vote: B. Dion – yes, J. McDevitt – yes, C. Medeiros – yes, D. Moore – yes, S. Smith – yes, F. Catapano – yes, S. Gerrato - yes. All in favor. MOTION CARRIED

NEXT MEETING
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Thursday, April 15, 2021 – 6:30 p.m., Zoom

Submitted By: Charlotte Hussey, Administrative Assistant