



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
11 Town Square • PO Box 100  
Phone: 603.380.7372 • Fax: 603.430.3761  
Website: greenland-nh.com

**MINUTES OF THE PLANNING BOARD**

---

Thursday, November 04, 2021 – 6:30 p.m. – Town Hall Conference Room

Members Present: Bob Dion, Stu Gerome, Steve Gerrato, John McDevitt, Catie Medeiros, Dave Moore, Frank Catapano (Alternate)

Members Absent: Steve Smith (Selectmen's Rep)

Staff: Mark Fougere – Consultant

---

Co-Chair Gerrato opened the Planning Board public hearing at 6:30 p.m. A roll call was taken by S. Gerrato; he announced a quorum was present and the meeting was being recorded by audio.

1. Updates: Zoning Ordinance, Subdivision Regulations and Site Plan Review Regulations

M. Fougere stated the zoning issue asked to be reviewed were the options for capping the number of age-restricted housing units allowed in Town. He provided the Board with statistics (copy on file). The population in 2010 was 3,542; 323 residents were over the age of 65. In 2020 the population was 4,122 and there are currently 726 residents over the age of 65. At this time there are approximately 1,725 housing units in Greenland.

There is one approved age-restricted housing development at Bramber Green (73 units). An application will be heard in two weeks for 25 units off Lafayette Road; Tower Place is proposing 52 units. If all are approved, the total will be 150 units or 8.7%. A 10% cap would be 172 units, 15% would be 258 units, 20% would be 345 units and 25% would be 431 units.

J. McDevitt asked if there was an estimate on how much land was left for development in Greenland. In order to plan the cap on ARH developments, a buildout is needed. Members discussed available land in Town. F. Catapano noted most towns liked ARH developments because they bring in tax revenue without adding to the school system. Members were concerned about diversity in age groups. There was a discussion about density and amenity requirements for an ARH development. J. McDevitt stated he was not against over 55 communities but wanted to see diverse age groups in Town.

J. McDevitt asked M. Fougere if other communities have used a percentage. M. Fougere responded he thought it was individual. The numbers gave the Board a good idea. S. Gerrato stated the price of homes has a lot to do with what can be done as well as the jobs that are available to someone who can afford those homes. S. Gerome stated the seacoast area does not meet any of the needs that are in demand. C. Medeiros noted that Greenland is exceptionally hard to get into due to affordability and availability. F. Catapano added he would love to see more density and do smaller houses.

F. Catapano noted that over 55 developments were good for tax revenue and asked members if they felt it was starting to tilt. S. Gerome stated it was not anywhere too much. J. McDevitt felt it was something

## DRAFT: SUBJECT TO CHANGE

they should consider now. D. Moore questioned enrollment at the school, adding that they did not want to open the Town too much and the school need another major expansion. C. Medeiros felt the current situation was fine; people needed to be able to afford to move to Greenland. F. Catapano felt the Village Zone was a good idea but the purpose of that was to get people to walk, shop and live downtown.

F. Catapano stated he would like to see more young families in Town and suggested an affordable option be added. S. Gerrato suggested allowing ARH developments to include more affordable units. M. Fougere noted that would not be considered work force housing, stating an affordable provision could be included but would not count toward the statute. S. Gerome suggested amending the ARH Ordinance and work on open space with a work force component. M. Fougere explained the current ordinance allows units to be added. He stated it could be mandatory that any major subdivision had to have an affordable component and a covenant would be included.

F. Catapano noted that the Town did not have impact fees. S. Gerome added that people would need to be hired to manage the impact fees. The purpose of impact fees needed to be designated. Impact fees must be returned to the developer after six years if not used. F. Catapano stated that Greenland is affordable to developing now; impact fees would not stop development in Town. The Town needs a fire station, which impact fees could be used towards, and impact fees could also be used to pay down the Library bond.

J. McDevitt asked what the action plan was. B. Dion stated an ordinance for impact fees should be done and discussed by the Board. S. Gerome noted that impact fees needed to be monitored. M. Fougere added impact fees needed to be reported annually and segregated from other funds. Spending of impact fees had to be guaranteed. Using the Library as an example, M. Fougere explained that the Library would not see the money, it would go towards paying the bond. Impact fees are paid by the developer when an occupancy permit is issued and deposited into a special account. M. Fougere will write an impact fee ordinance for the December work session. The math is done if the ordinance passes Town Meeting, not before. S. Gerome noted a minimal amount could be charged. There will be some money, but not a windfall. B. Dion suggested working on impact fees for the Library, a fire station and roads. M. Fougere stated that roads are tough.

M. Fougere asked the Board if there was any interest in a cap on ARH developments. F. Catapano felt the Town was not close. J. McDevitt would like alternatives to the cap and to discuss it further. B. Dion suggested looking at last year's ordinance and updated to include affordability. He asked if it could be done so that million-dollar homes were linked to smaller houses, not necessarily in the same subdivision; the consensus was that it would be difficult.

M. Fougere advised the Board that now was the opportunity, in addition to bringing water to the neighborhood, to require some of the units in the proposed Breakfast Hill Road development to be work force housing. S. Gerome stated that if the ZBA allowed mixed use, it would help work force housing. F. Catapano clarified that mixed use should not be a Special Exception through the ZBA. J. McDevitt, referring to notes from a previous meeting, stated that the Village Zone should be mixed use. F. Catapano noted it was allowed in the Commercial Zone by Special Exception. The Board agreed that multi-family should not require a Special Exception but a Conditional Use Permit by the Planning Board (Table of Uses, Section 3.6, Subsection 'A' – Residential Uses, Item '10'- Multi-Family).

M. Fougere summarized the Board's preferences: capping ARH developments would be monitored and discussed in 2022 (yield and affordability); discuss impact fees with the Town Administrator and write an

## DRAFT: SUBJECT TO CHANGE

ordinance; multi-family to be removed as a Special Exception in the Commercial Zone through the ZBA and added as a Conditional Use Permit through the Planning Board.

### 2. Capital Improvement Plan

The Board reviewed the Capital Improvement Plan. An updated list will be forwarded to the Board of Selectmen for warrant article consideration (copy on file).

### 2. Approval of Minutes

F. Catapano amended Page 2, Paragraph 4 to include *per floor*.

MOTION: B. Dion moved to approve the minutes of Thursday, October 21, 2021, as amended. Second – C. Medeiros; five in favor, two abstained (S. Gerome, F. Catapano). MOTION CARRIED

### 3. Approval of Invoices

MOTION: F. Catapano moved to approve payment of the invoice from the Planning Board Town budget in the amount of \$1,986 to Fougere Planning and Development. Second – J. McDevitt; all in favor. MOTION CARRIED

MOTION: F. Catapano moved to approve payment of the invoice from the Planning Board Escrow Account in the amount of \$8,121.65 to Altus Engineering. Second – J. McDevitt; all in favor. MOTION CARRIED

### 4. Topics for the Public Hearing

529 Portsmouth Avenue: M. Fougere updated the Board that an engineer had been hired for the project. The applicant will be requesting a continuance to the December public hearing.

309 Portsmouth Avenue: M. Fougere updated the Board that he has spoken to the owner. Unless the review from Altus Engineering shows issues being addressed and resolved, they will be asked to continue to the December public hearing.

597 & 603 Portsmouth Avenue: F. Catapano suggested that if the review from Altus Engineering does not show issues being addressed and resolved, they will request a continuance to the December public hearing.

563 Breakfast Hill: Numerous calls have been received about this project due to blasting of ledge and water movement.

### 5. Other Business

The Board was reminded that there will be a Board of Selectmen meeting on Monday, November 08, 2021, 6:30 p.m., at the Library regarding the Southeast Land Trust and Great Bay Farm. M. Fougere was asked by the Board of Selectmen to prepare an analysis of Great Bay Farm (154 acres) using single family homes and an age restricted housing development. The analysis includes the impact on the school and taxes as well as revenue. Single family homes will cost money; age restricted housing will bring in revenue. The Smith family is trying to protect and preserve their land with a conservation easement.

## DRAFT: SUBJECT TO CHANGE

M. Fougere stated that preserving land near the Bay is valid. J. McDevitt noted that access to the land is limited.

The Board was also reminded that there will be a Special Deliberative Session on Saturday, November 13, 2021, 9:00 a.m., at the School. A petitioned warrant article was received to ban the use of voting machines for all elections.

S. Gerrato stated that DES has received \$90 million for well testing. The Selectmen should work with that money to have wells tested. S. Gerrato distributed a sheet from 2017 regarding the future of water (copy on file). When S. Gerrato asked the impact of wetlands on the quality of water, DES representatives at that meeting responded 'huge, huge, huge'. S. Gerrato stated he would like to see in the Zoning Ordinance 'no structures, roads, or parking lots built on wetlands'. M. Fougere was not aware if it had been done in any other towns. Board members stated that the Town would be sued. J. McDevitt stated it was a constructive taking of private property. He agreed with protecting wetlands, but they needed to be smart. S. Gerome noted the Town had a good wetlands ordinance. S. Gerrato asked M. Fougere to think about it and write it so the Town did not get in trouble. M. Fougere responded that S. Gerrato has always wanted no wetland filling, zero. His opinion was that it would be taking. The State is strict with wetlands.

### 6. Adjournment

MOTION: F. Catapano moved to adjourn at 8:30 p.m. Second – D. Moore; all in favor. MOTION CARRIED

NEXT MEETING
--------------

Thursday, November 18, 2021 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant