



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD

Thursday, January 06, 2022 – 6:30 p.m. – Town Hall Conference Room

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

Age-Restricted Housing Unit Cap

S. Gerrato agreed with J. McDevitt that there should be a cap on age-restricted housing units. It was noted that if the pending projects were approved, age-restricted housing units would be at 8.7%. J. McDevitt stated this should be discussed by the Board and suggested it be done for next year.

I. PUBLIC HEARING

1. Zoning Ordinance Amendments

Amend: Article III - Establishment of Districts, Section 3.6 - Table of Uses, Item 10: Multi-family use in the CA Commercial A District from a use allowed by Special Exception to Conditional Use Permit (CU). In addition, amend title of Section 3.6.2 – Conditional Use Permit: Medical Offices and Clinics (Outpatient Only) and Ambulatory Surgical Center, to include Multi-family uses.

M. Fougere explained that currently multi-family in the CA Zone is by Special Exception through the ZBA; this amendment will change it to a Conditional Use Permit through the Planning Board. S. Gerrato opened the hearing to public comments. There being none, he closed the public hearing.

MOTION: S. Smith moved to forward the amendments to Article III to ballot. Second – D. Moore; all in favor. MOTION CARRIED

Amend Article XIX: Age Restricted (Senior) Housing Ordinance, by amending a portion of Section 19.1 Purpose to read as follows "The regulations in this section have been established for the purpose of encouraging construction of Age Restricted Housing (ARH) cluster developments which includes Affordable Units per Section 29.5,.... In addition, amend Section 19.3 General Standards, by adding the following new subsection ~~U. Twenty percent (20%)~~ **Ten percent (10%) of the Dwelling Unit Density derived from the overall density calculation required in Sections J & K shall be set aside as Affordable as defined in Article XXIX Workforce Housing; this would include the construction of either Owner Occupied or Renter Occupied Workforce Housing Units. All other provisions outlined in Article XXIX,**

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as applicable, shall apply including Section 29.2 Authority, 29.4 Conditional Use Permit Criteria, 29.5 Definitions, 29.7 Workforce Housing General Standards, 29.8 Assurance of Continued Affordability, and 29.9 Administration, Compliance and Monitoring.

S. Gerrato opened the hearing to public comments. Paul Sanderson, 24 Osprey Cove: Questioned the rationale of work force housing in that type of housing development. F. Catapano responded that it was affordable housing. The Board was trying to include affordable housing in Greenland for people in that age group. M. Fougere added that the affordable housing crisis extends to all age groups. P. Sanderson questioned if there was a demand for affordable housing in this type of development. He clarified that it would be factored into the business plan before the raw property was purchased; S. Gerome responded that would be the understanding. M. Fougere noted that the age restricted density was pretty generous. Interior finishes were not included; the exterior would have to be the same. It would have to be kept in the affordable range for 30 years. There being no further comments, S. Gerrato closed the public hearing.

MOTION: J. McDevitt moved to forward the amendments to Article XIX to ballot. Second – S. Gerome; all in favor. MOTION CARRIED

Amend the Greenland Zoning Ordinance by adding the following new article: Article XXX – Impact Fees.

M. Fougere explained this will give the Board the ability to establish impact fees. The fee cannot be charged until the calculations are done and forwarded to the Board of Selectmen. Fees can be established for major capital improvements including fire, police, roads, library, school, Town offices, etc. Impact fees must be attached to a project that has debt (example: if passed, a fee could be established immediately to be used to pay the Library bond).

S. Gerrato opened the hearing to public comments. P. Sanderson commented that impact fees had to be administered and used within the statutory time frame (six years). If not used within the time frame, it must be returned. P. Sanderson cautioned the Board but felt impact fees were a good idea. Once the debt is paid off, the impact fee stops. The system must be set up correctly and maintained, and personnel available to administer the impact fees. S. Gerome noted that he was not really in favor but the ordinance was being passed by the Board, nothing was being instituted. The institution would be the issue and would have to be very specific. There being no further comments, the public hearing was closed.

MOTION: S. Gerome moved to forward Article XXX to ballot. Second – S. Smith; all in favor. MOTION CARRIED

II. WORK SESSION

1. Approval of Minutes

MOTION: J. McDevitt moved to approve the minutes from Thursday, November 18, 2021. Second – B. Dion; six in favor, one abstained (C. Medeiros). MOTION CARRIED

MOTION: B. Dion moved to approve the minutes from Thursday, December 02, 2021. Second – S. Smith; four in favor, three abstained (S. Gerome, J. McDevitt, D. Moore). MOTION CARRIED

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Thursday, December 16, 2021: B. Dion corrected the spelling of 'starsand' to 'star san'. Responding to a question from F. Catapano, B. Dion explained it was an industrial strength, food grade cleaner containing some serious ingredients. B. Dion was concerned with increased volume and the star san going into the 1950 septic system.

MOTION: B. Dion moved to approve the minutes from Thursday, December 16, 2021, as amended. Second – S. Gerome; six in favor, one abstained (C. Medeiros). MOTION CARRIED

2. Approval of Invoices

MOTION: J. McDevitt moved to approve payment of the invoice from Fougere Planning and Development in the amount of \$2,050.39 from the Planning Board Town budget. Second – D. Moore; all in favor. MOTION CARRIED

MOTION: B. Dion moved to approve payment of the invoice from Fougere Planning and Development in the amount of \$440 from the Planning Board Escrow account. Second – S. Smith; all in favor. MOTION CARRIED

MOTION: D. Moore moved to approve payment of the invoices from Altus Engineering in the amount of \$8,789.50 from the Planning Board Escrow Account. Second – S. Smith; all in favor. MOTION CARRIED

3. Topics for the Public Hearing

M. Fougere informed the Board that he toured the Library public meeting room to possibly use for the public hearing on Thursday, January 20th. M. Fougere felt the Library would be much better than the School. The seating capacity is 60 people. After discussion and due to COVID concerns, the meeting will be held in the School Multi-Purpose Room, if available.

- 24-30 Bramber Valley Drive - Change of Use; brown building on the right before Bramber Green; property was owned by Jade Realty and is now owned by Bramber Valley Properties.
- 309 Portsmouth Avenue – Car dealership parking display area: M. Fougere thought the car dealership would not be ready for the December meeting.
- 597 & 603 Portsmouth Avenue – Two story commercial building: M. Fougere thought this project would not be ready for the December meeting. The list from Altus Engineering was extensive.
- Tower Place – Age-restricted development: Abutters were noticed; this is a formal application.

Tower Place: M. Fougere received an email from Tim Phoenix, Attorney for Tower Place, regarding the access point for the development. M. Fougere has forwarded the email to Sharon Somers, Planning Board Attorney. If she does not review it prior to the meeting, Tower Place will not be heard.

24-30 Bramber Valley Drive: Will be first on the agenda; C. Medeiros will attend the meeting but recuse herself from this case.

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4. Other Business

Filing Period for Elected Office: The filing period for elected office is January 19th through January 28th. The terms of S. Gerrato and D. Moore expire in March 2022.

RPC: S. Gerrato told the Board that the RPC is advisory only. He recommended not waiting for help from the RPC on Rt. 33 and the bridge; Greenland should move on and find someone else.

Correspondence: B. Dion wrote letters to Commissioner Victoria Sheehan and Executive Councilor Janet Stevens regarding Rt. 33 and the bridge. M. Fougere has reviewed the letters; the Board was given a copy for their review. P. Sanderson stated that it may happen to the extent that DOT can use ARPA Funds. Are ARPA Funds available for this project? What will it do for water quality and other basic infrastructure? He recommended proposing a water and sewer sleeve be included. S. Smith stated there has been discussion about running a water line from where it ends at the corner under the bridge. The dry hydrant is located in the first driveway as you enter Winnicut Road and has never worked. B. Dion will update the letter.

Budget Public Hearing: P. Sanderson reminded the Board that the Budget Public Hearing would be held on Tuesday, January 11th, 6:30 pm, at the School.

III. NON-PUBLIC

1. RSA 91-A:3, II(I) – Legal

MOTION: J. McDevitt move to enter into non-public session under RSA 91-A:3, II(I), at 7:15 pm. Second – S. Gerome; all in favor. MOTION CARRIED

MOTION: J. McDevitt moved to leave non-public session and return to public session at 7:28 pm. Second – S. Gerome; all in favor. MOTION CARRIED

MOTION: J. McDevitt move to seal the minutes of the non-public session. Second – S. Smith; all in favor. MOTION CARRIED

IV. ADJOURNMENT

MOTION: D. Moore moved to adjourn at 7:29 p.m. Second – B. Dion; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, January 20, 2022 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant