



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD

Thursday, April 06, 2023 – 6:30 p.m. – Town Hall Conference Room

Members Present: Bob Dion, Catie Medeiros, Stephan Toth, Phil Dion (Alternate)

Members Absent: Steve Gerrato, John McDevitt, David Moore, Richard Winsor (Alternate), Stu Gerome (Alternate)

Staff Present: Mark Fougere

B. Dion opened the Planning Board meeting at 6:37 p.m. He announced a quorum was present and the meeting was being recorded.

1. Capital Improvement Plan

The Board received a copy of the CIP letter and form for review. Letters and forms will be sent to the School Board and department heads the week of April 10, 2023. They will be due Thursday, May 18, 2023, and reviewed at the work session on Thursday, June 01, 2023.

M. Fougere noted that S. Smith wanted to organize a Fire Station Building Committee this year. Many ideas were being discussed but nothing has been decided at this time. The road bond will be paid in 2024.

2. 2023 Goals

The list of goals has been ongoing for several years. M. Fougere suggested having further discussion at the end of the meeting on Thursday, April 20, 2023.

B. Dion suggested an Ordinance for tiny houses be done this year, adding a community septic may be needed due to space limitations. C. Medeiros stated that an Ordinance would need to be worded carefully. M. Fougere noted that there is nothing that prevents someone from purchasing a lot and building a tiny house. Zoning would have to be changed to allow more than one residential unit on a property with a condition it was a tiny home that did not exceed 'x' amount of square feet. The biggest obstacle in Greenland was septic. B. Dion stated multiple tiny homes could be put on a lot that had a central septic system. S. Toth suggested slightly reducing the frontage requirement to allow more space for houses and preserve the character of the Town.

B. Dion stated he would like to have the village district discussed again.

3. PDA Update

M. Fougere updated the Board that the Planning Board Attorney for the PDA case is currently preparing a report addressing the PDA and Newington's attempt to have the case dismissed. The report will be submitted on Friday, April 07th. The lawsuit has been filed and a hearing date has been scheduled for July. The PDA and the Attorney General's office is involved and are trying to get the case thrown out because they do not want to wait that long.

The Portsmouth Planning Board is hearing the other manufacturing facility project (80 Rochester Street) on Thursday, April 20th, which is the same night as the Greenland Planning Board. Vanasse and Associates will have a report available on the peer review of the traffic study. Jeffrey Dirk has a conflict the night of the Portsmouth Planning Board meeting and is unable to attend. M. Fougere has contacted S. Smith, Board of Selectmen Chairman, regarding how the Selectmen wanted to handle it. M. Fougere emphasized that someone from Greenland needed to be at that meeting; M. Fougere would be away and unable to attend. He suggested that the Attorney Bedard be at the meeting to convey the Town's concerns about that project. M. Fougere also recommended that the Board suggest to the Selectmen what should happen in two weeks.

B. Dion stated the Planning Board's original position was that they objected to Newington's approval of the project; Newington did not take traffic on Rt. 33 into consideration. M. Fougere noted that Newington did not do a traffic study. At the Portsmouth Planning Board meeting on April 20th, there will be a peer review of the traffic study done by Vanasse. M. Fougere will request that a representative of Vanasse present their findings to the Portsmouth Planning Board and ask them to expand their scope. M. Fougere stated that Vanasse found serious flaws with previous analysis that were done for Lonza. M. Fougere commented that the Board of Selectmen needed to decide on the end game. B. Dion felt that the Town should 'stick to their guns' and should be represented at the Portsmouth Planning Board meeting on April 20th, maintaining the same position the Town had with Sig Sauer.

MOTION: S. Toth moved that the Town of Greenland be represented at the Portsmouth Planning Board meeting on Thursday, April 20, 2023, and maintain the same position the Town had with Sig Sauer. Second – P. Dion; all in favor. MOTION CARRIED

2. Approval of Minutes

The approval of minutes was continued to the meeting on Thursday, April 20th, due to lack of quorum to approve.

3. Consent Agenda: Approval of Invoices

- Town Budget – Fougere Planning and Development: **\$1,262.65**
- PB Escrow Account – Fougere Planning and Development: **\$120**
 - Tower Place: \$30
 - Rolling Green: \$90
- PB Escrow Account – Altus Engineering: **\$3,275.75**
 - Rolling Green Nursery: \$2,687.50
 - Stillwater Drive: \$588.25

DRAFT: SUBJECT TO CHANGE

MOTION: C. Medeiros moved to approve the Consent Agenda as presented. Second – B. Dion; all in favor. MOTION CARRIED

4. Topics for Public Hearing: Thursday, April 20, 2023

There are three items on the Board's agenda for the public hearing on Thursday, April 20th:

- A Conditional Use Permit for wetlands impact by Eversource; they will be replacing a number of wood structures with steel structures.
- The Church on Dearborn Road will be subdividing their lot into three residential lots, creating 4 lots which includes the existing Church.
- John Weeks, 678 Bayside Road, will be subdividing their lot into two residential lots.

5. Other Business

DOT District 6 Meeting: There was a meeting at NHDOT District 6 regarding the improvements to Rt. 33 on Thursday, March 30th. Work will start on Wednesday, May 03rd. A center turn lane will be created from Winnicut Road to Stratham Hill Park.

C. Medeiros asked if residents have been asked to make a donation towards a new fire station. It was noted that the warrant article passed to add \$75,000 the Fire Station CRF, bringing the total up to \$300,000. That money may be able to be used for engineering.

An ambulance was purchased using ARPA funds. Delivery is expected this summer.

6. Non-Public

MOTION: S. Toth moved to enter into non-public session at 7:42 p.m. under RSA 91-A:3, II(I). Second – C. Medeiros; all in favor. MOTION CARRIED

MOTION: S. Toth moved to leave non-public session and return to public session at 8:10 p.m. Second – C. Medeiros; all in favor. MOTION CARRIED

MOTION: S. Toth moved to seal the minutes of the non-public session. Second – C. Medeiros; all in favor. MOTION CARRIED

7. Adjournment

MOTION: S. Toth moved to adjourn at 8:15 p.m. Second – P. Dion; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, April 20, 2023 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant