



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
575 Portsmouth Avenue • PO Box 100  
Phone: 603.431.7111 • Fax: 603.430.3761  
Website: greenland-nh.com

**MINUTES OF THE PLANNING BOARD WORK SESSION**

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Thursday, February 05, 2015 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Steve Gerrato, Chip Hussey, Paul Sanderson, Selectmen's Rep Mo Sodini, Rich Winsor

*Members Absent:* Stu Gerome, David Moore

*Staff Present:* Mark Fougere - Consultant

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Vice Chair Winsor opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. 269 Bayside Road

Alfred Bussiere, 269 Bayside Road and abutter to the proposed development at 239 Bayside Road, addressed the Board. Vice Chair Winsor thanked A. Bussiere for coming to the Board meeting. There was a concern among some Board members about the proximity of the proposed road to A. Bussiere's driveway. He was definitely opposed to changing the location of his driveway to the proposed road and suggested the developer move the road. He also gave the Board some background of his attempts to make improvements to his property many years ago.

Vice Chair Winsor made several suggestions that the developer could do to make it easier. A. Bussiere refused all offers, stating he didn't want his property adjusted; he added that he wanted access to his property on his terms. A. Bussiere also told the Board that changing his driveway would create more of a hardship for him. He currently parks on his front lawn and has six stairs to climb. Going into his garage would make it 13 steps. P. Sanderson told him there was a special provision in State law so he could get variances from the ZBA without having to prove hardship; there was a way to get what he needed without the extra hassle. A. Bussiere responded that it was a hardship, but that he was managing and not in the position to negotiate. He didn't have a problem with the development and welcomed new people to the neighborhood, but not at his expense. In conclusion, he told the Board that he had heard they planned to take his driveway through eminent domain; if they tried to "drop a hammer" on him, he would drop a bigger one. Vice Chair Winsor responded that the goal of the Planning Board was to work with him.

2. Proposed Site Plan and Subdivision Regulation Changes: Escrow Account

M. Fougere reviewed the proposed changes for the escrow account. P. Sanderson didn't disagree with the changes, but stated there needs to be consistency between the Subdivision and Site Plan Regulations. He used the example that in the Subdivision Regulations, the Board of Selectmen has responsibilities over several items; they really don't have authority over any of that. Subdivision Regulations also mention minor, moderate and complex subdivisions, but doesn't define them. Looking at the statute that authorizes the Board, an opportunity is given to the applicant to come in and talk to the Board if they have problems with a vendor. It makes sure that the applicant is getting an accurate,

detailed bill as well as the opportunity to contest. In summary, P. Sanderson would like to see the following changes in the Subdivision and Site Plan Regulations:

- Consistency between the Subdivision and Site Plan Regulations;
- Removing the Selectmen from the process;
- Defining minor, moderate and complex subdivisions;
- Giving the applicant the opportunity to be heard if they are not getting detailed invoices from the vendor.

M. Fougere stated that it could be a Board decision when setting the fee, which can be done on a case by case basis after talking to the Town Engineer or Consultant. P. Sanderson suggested that defining the type of subdivision would help when setting the fee. Receiving an estimate from the engineer reviewing the application and replenishing the escrow account at a specific amount or percentage was suggested.

P. Sanderson reminded the Board that under RSA 674:40, new roads must be accepted by the Planning Board as well as the Board of Selectmen.

M. Fougere will make the changes as discussed for the meeting on Thursday, February 19. A public hearing will be held at that time. If substantial changes are made at that meeting, it will be continued to the work session on Thursday, March 05, 2015.

### 3. Applications Disturbing Over .5 Acres of Wetland Buffer

Continued to the work session on Thursday, March 05, 2015.

### 4. Topics for Public Hearing: Thursday, February 19, 2015

Topics were briefly reviewed. P. Sanderson suggested to A. Bussiere that his opinions on the subdivision would be important at the meeting on Thursday, February 19.

### 5. Approval of Minutes: Thursday, January 15, 2015

**MOTION:** M. Sodini moved to approve the minutes of Thursday, January 15, 2015. Second – P. Sanderson; all in favor. **MOTION CARRIED**

### 6. Other Business

C. Hussey updated the Board on the completed CIP. The Board of Selectmen approved and forwarded the CIP to the Budget Committee for their review. S. Gerrato added that the Budget Committee reviewed it at their meeting on Wednesday, February 04, and were happy with the results.

S. Gerrato spoke to the Board about the Budget Committee's concerns with growth in Town. After looking at the CIP, he didn't see where the Town is burdened enough to stop growth.

Also discussed was how important training will be with new people on the Planning Board, especially with the Age Restricted Housing project coming before the Board.

### 7. Adjournment

**MOTION:** C. Hussey moved to adjourn at 7:41 p.m. Second – R. Winsor; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, February 19, 2015 – 7:00 p.m., Town Hall Conference Room, Public Hearing

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, February 19, 2015