



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

Thursday, March 06, 2014 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Chip Hussey, John McDevitt, David Moore, Paul Sanderson, Selectmen's Rep Mo Sodini, Rich Winsor, Steve Gerrato - Alternate

Staff Present: Dylan Smith – RPC Circuit Rider

Chair Gerome 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. Review: Subdivision Regulations – Town Engineer Comments

D. Smith reminded the Board that they reviewed the Town Engineer's comments several months ago. He continued that they stem from subdivision applications and recommendations that are being made in the field for road designs and other conditions. It was suggested to include those recommendations as design standards in Subdivision Regulations.

D. Smith distributed a copy of the AASHTO (American Association of State Highway Transportation Officials) Stopping Sight Distance to the Board; it does differ from what is currently in the Subdivision Regulations. He suggested that the Board might want to consider amending the regulations to use the AASHTO distances. P. Sanderson added that from a drafting perspective, the Board should incorporate by reference; the specific edition would need to be noted. This would apply to other areas of the regulations as well.

Article 4.4.7 - Performance and Maintenance Security: P. Sanderson clarified that the actual process is to receive an estimate from the Town Engineer, which is then forwarded to the Planning Board. It's then submitted to the Board of Selectmen for final approval. Once the maintenance bond is in place and built out, the applicant seeks partial releases. P. Sanderson suggested something more substantial and specific is needed for larger developments. D. Smith will research those changes.

M. Sodini left the meeting for an ambulance call.

P. Sanderson stated more communities are getting away from making underground utilities mandatory. *M. Sodini returned to the meeting.* R. Winsor added the general consensus of the Board was to keep utilities underground. D. Smith added that the Board had changed it to "shall require", with the ability to review each waiver request. ".....unless waived by the Planning Board for good cause" will be added.

C. Hussey questioned Road Design and Construction Specifications, IV. Construction Specifications, Item 8, "...permits must be acquired from Town Office or building inspector"; "Town Office" will be removed. P. Sanderson added: VI. As Built Construction Plans, Item H (1) "...By Board of Selectmen and Construction Inspector"; "Construction Inspector" will be removed.

Site distance to State roads was discussed. P. Sanderson pointed out the Town had no jurisdiction onto a State road; that is a DOT driveway permit. "Town roads" will be added. Also questioned was Road Design and Construction Specifications, "Town Construction Inspector"; this appears throughout Addendum A. "Town Construction Inspector" will be changed to "designated Town agent".

Further revisions to the Subdivision Regulations will include a reference to the section and change. Revisions have been continued to the next work session (Thursday, April 03, 2014).

2. Board Comments: 520 Bayside Road

The Board reviewed the note from the Board of Selectmen dated February 08, 2014. P. Sanderson explained that RSA 41:14(a) addresses the request to sell town-owned property. The Selectmen must get written comments from the Conservation Commission and Planning Board. There must also be two public hearings. The price, method of sale, etc. is decided by the Selectmen.

Responding to a question by Chair Gerome, test pits have not been done. The comment was also made that the lot in question is non-conforming. However, it became a lot of record in 1926.

Debbie Beck, 1039 Portsmouth Avenue: D. Beck explained that John Weeks, Robert Weeks and Richard Weeks sold the parcel to Moreau; Debbie's father bought it from Moreau. It was deeded to Ms. Beck in 1990. She continued that there was an existing fence line when the property was purchased from Moreau. Ms. Beck continued that she was led to believe the property line was the fence line. The hole containing refrigerators and other items was leveled out and covered.

Ms. Beck approached the Board of Selectmen, telling them she would accept the liability for what's in the hole. The hole is beginning to cave in and she's parking her equipment on top to avoid it being stepped in.

The 1926 deed states it was purchased by the Town for \$150 for fill.

MOTION: *C. Hussey moved to recommend to the Board of Selectmen that the Town-owned property at 520 Bayside Road be sold.*

DISCUSSION: Chair Gerome was concerned about liability and stated it may not be a buildable lot. C. Hussey commented that it is a lot of record. M. Sodini stated that while the Selectmen weren't sure how they were going to proceed, the process needed to be started by getting comments from the Conservation Commission and Planning Board. C. Hussey felt it was "buyer beware"; R. Winsor agreed. D. Smith stated that he couldn't find anything in the Master Plan dealing with that area where it might be useful for the Town in the future. He questioned if that might be a suitable area for fire protection (possibly a cistern).

It was the consensus of the Board that there was no reason the Town should retain the property at 520 Bayside Road, and it should be sold.

3. Approval of Minutes: Thursday, February 20, 2014

MOTION: *J. McDevitt moved to approve the minutes as amended. Second – R. Winsor; six in favor, one abstain (Chair Gerome). MOTION CARRIED*

4. Other Business

J. McDevitt suggested that there be a brief explanation of the proposed ordinance changes available to voters on Tuesday. P. Sanderson explained that because it's on an official ballot, nothing can be inside the voting location; it would be considered electioneering. Any information would have to be located outside; this doesn't apply to the Town meeting on Saturday.

5. Topics for Public Hearing: Thursday, March 20, 2014

Topics were reviewed.

6. Adjournment

MOTION: *R. Winsor moved to adjourn at 7:45 p.m. Second – J. McDevitt; all in favor. MOTION CARRIED*

NEXT MEETING

Thursday, March 20, 2014 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, March 20, 2014