



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, September 17, 2015 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Chip Hussey, Rich Winsor, John McDevitt - Selectmen's Rep, Steve Gerrato - Alternate

Members Absent: Scott Baker, Courtney Homer, David Moore, James Connelly – Alternate

Staff Present: Mark Fougere - Consultant

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. Site Plan Modification: 1533 Greenland Road [Map R21, Lots 55 & 55A]
Owner: Clan Murphy Limited Partnership
Applicant: Richard Landry, Thurloe Kensington Development
The owner and applicant are proposing to make minor adjustments to the site plan approved in September 2014 and modified in April 2015 to accommodate tenant requests.

Ken Mavrogeorge, Tighe and Bond, and representing the applicant, addressed the Board. He stated they were presenting an application for the modification of an approved site plan for 1533 Greenland Road. They previously appeared before the Planning Board for modifications to an approved site plan. There are additional modifications to the site plan based on tenant requests.

- The drive-thru has increased in size from 650 sq. ft. to 780 sq. ft. It has also been reverted back to a single lane drive-thru, which was originally proposed. The two lane drive-thru was approved in April 2015. The tenant requested the change to a single lane to provide additional queuing of vehicles.
- The concrete loading area at the rear of the proposed Tractor Supply area has been moved to the south to align with the edge of the building. This change will provide additional space for delivery vehicles to unload outside of the two gas easements. The shift of the loading pad is approximately 12.5'.
- The two signs noted on the plan dated August 26, 2015 will be removed. The applicant will be going to the ZBA for a Variance for signs that will be located at the rear of the property. One will be single-sided; the other will be double-sided.
- Parking in front of Tractor Supply has been reconfigured slightly to increase the center island to line up with the vestibule of the building to improve pedestrian safety.
- The pavement markings on Rt. 33 have also been revised with NHDOT approval. The center island will be reduced as well as two center medians. This will avoid the impact to traffic on the western side of Rt. 33.
- The actual limits of impervious surface have not changed; there will be a reduction of impervious surfaces on the western side of Rt. 33.

K. Mavrogeorge told the Board that a pre-construction meeting was recently held at 1533 Greenland Road. Plans are ready to be recorded at the Registry of Deeds shortly.

S. Gerrato was concerned that there was no review from the Town Engineer. R. Winsor also wanted comments from the Town Engineer. He mentioned the 20% increase in size for the drive-thru as well as elevation. He stated that the plans needed to be cleaned up and signs removed so they did not slip through on a technicality. Responding to a question from J. McDevitt, K. Mavrogeorge stated that the parking space count in front of Tractor Supply did not change. The truck turning plan was provided with the updated drive-thru. Elevations that were submitted previously for Aroma Joe's are identical. K. Mavrogeorge explained that the reason for the expansion of the building was based on tenant request, and going to a single drive-thru increases the size of the building by approximately 1' on either side. The exterior of the building will look the same. The traffic impact study by Steve Pernaw was for a greater development on the site when the drive-thru was originally approved at over 2,200 sq. ft. The Board had approved the single lane drive-thru; it is now being reduced to 780 sq. ft. R. Winsor requested that "no overnight truck parking" be keyed to the plan as part of the Condition of Approval.

There was discussion regarding the revisions to Rt. 33. The request was made by the applicant due to the amount of development on site. After discussions with DOT and Portsmouth DPW regarding the location of the water main, it was determined that by reducing the pavement markings and keeping the same width of travel lanes but reducing the median islands, reduces the impact on travel. Because DOT had a problem with the location of the water main, it will be outside the edge of pavement on the western side.

Chair Gerome questioned inbound to Aroma Joe's queue and the width of the lane. K. Mavrogeorge responded that because the building has increased in size, pavement markings will be used to channel vehicles around the building. The lane will be reduced from 15' to 12' to keep vehicles on the outer side.

M. Fougere's concern was the signs shown on plan as mentioned in his review (copy on file). Chair Gerome opened the meeting to public comment. Charlie Murdach, 33 Tuttle Lane: Asked if there would be painted lines or an elevated island on Rt. 33. K. Mavrogeorge stated that there would be painted lines based on comments from Police, Fire and DOT for maintenance purposes. He continued that there will be a widening on the eastern side of Rt. 33 to continue to allow two lanes of traffic heading north. On the opposite side, there will be two through lanes and a dedicated right turn lane. On the western side, there will be dedicated left turn lane into the development and two through lanes.

There being no further public comments, Chair Gerome closed the public hearing and returned to the Board.

MOTION: R. Winsor moved to accept the application for Site Plan Modification at 1533 Greenland Road as complete. Second – S. Gerrato; all in favor. MOTION CARRIED

MOTION: R. Winsor moved to continue the Site Plan Modification at 1533 Greenland Road to the meeting on Thursday, October 15, 2015. Second – S. Gerrato; all in favor. MOTION CARRIED

2. Subdivision of Land: 75 Bramber Valley Drive [Map U7, Lot 10]
Owner: Edward H. Fillmore, Jade Realty Corp.
Applicant: Richard Green, Green & Company
The owner and applicant are proposing to subdivide a 2.01 acre lot from the existing 51.76 acre parcel. The lots will be served by public water, on-site sewer, electric and natural gas; a public right-of-way will be provided over a portion of Bramber Valley Drive.

Chair Gerome recused himself from this topic, deferring to Vice Chair Winsor.

MOTION: *C. Hussey moved to accept the application for the Subdivision of Land, 75 Bramber Valley Drive, as complete. Second – S. Gerrato; all in favor. MOTION CARRIED*

Joe Coronati, Jones and Beach Engineers and representing the applicant, addressed the Board. The Board approved the site plan at the meeting on August 20, 2015. In doing that, the establishment of the right-of-way on Bramber Valley Drive segregated the property and created the subdivision. It was later determined that they would need to return to the Planning Board to officially subdivide the parcel into two lots. There will be a larger lot on one side of Bramber Valley Drive, and a smaller lot on the opposite side. There will also be a right-of-way along Bramber Valley Drive as approved by the Board at the August meeting.

Based on comments from the Town Engineer (copy on file), revised plans were recently submitted.

- As recommended by the Town Engineer, a waiver was requested from Subdivision Regulations Section 3.3.2 (c) requiring septic systems and wells within 200' of the site to be shown; a similar waiver was granted for the site plan.
- Easements will be drafted by their attorney as suggested by the Town Engineer.
- The subdivision plan will be recorded at the registry first; the development site plan will be recorded last.
- The sewage easement referred to is between Joanne Fillmore's lot and the adjacent lot. There was a common septic design for both lots. That will remain and is not part of the proposal.
- The waterline easement with the City of Portsmouth will also remain.

J. Coronati explained to the Board that they received site plan approval at the August meeting. A right-of-way was provided on Bramber Valley Drive and bisects the property. Bramber Valley Drive will become a Town road up to the gated entrance. The right-of-way will go from Portsmouth Avenue, past the commercial buildings; it will be given to the Town and maintenance will be done by the Association. The right-of-way bisects the land; there will be land to the east and west. Vice Chair Winsor clarified that the commercial building lot will be subdivided out and become a separate lot. M. Fougere added that he spoke to the Town Attorney about the right-of-way creating the subdivision. It was the Town Attorney's opinion that it should be done officially through the subdivision of land process. The Age Restricted Housing development will consist of 47.73 acres; the land on the west side of Bramber Valley Drive will be 2.01 acres.

Vice Chair Winsor opened the meeting to public comments. Charlie Murdach voiced concerns about stop signs and traffic control at the Vernita connection and Bramber Valley Drive. Lois Sanborn stated that Liz Cummings had mentioned Bramber Valley Drive would not be allowed to become a public road. Vice Chair Winsor responded that there was nothing to prevent it from becoming a public road. C. Hussey reminded residents that the development had been approved and that portion was done. J. McDevitt added that the Age Restricted Housing Ordinance, voted on by residents, states that the road within the development must be private. Barbara Wilson and Lois Sanborn stated that they were made

to believe that Bramber Valley Drive could not become a public road. Steve Hobbs questioned if residents would be able to vote on it by warrant article and whether people had a say. Vice Chair Winsor reminded those present that multiple public hearings had been held over several months and everyone was welcome to attend those meetings: residents' opinions are taken very seriously by the Board. The road will need to be built to Town specifications and accepted by the Board of Selectmen. S. Hobbs asked how the land could be subdivided if the road is not public. M. Fougere explained that this is a normal occurrence in all communities. Even though there is a process involved, it will become public and inspected by the Town Engineer. Upon approval by the Town Engineer, the road will become public. Both the public and private roads will be bonded as a Condition of Approval. Asked by B. Wilson what was going to be done with the lot, J. Coronati responded that it was up to the land owner. M. Fougere added that any change of use to the properties would have to come before the Planning Board.

There being no other comments, Vice Chair Winsor closed the public hearing and returned to the Board.

MOTION: *C. Hussey moved to grant the waiver from Subdivision Regulations Section 3.3.2 (c) – Required Exhibits – “The locations, dimensions and areas of all proposed or existing lots, and the location and setback dimensions of existing structures within 100’ of the parcel to be subdivided. All septic disposal systems and wells within 200’ of the site shall be shown.” Second – S. Gerrato; all in favor. MOTION CARRIED*

Easements will be drafted by the attorney for Green and Co. for drainage; a sidewalk easement is not needed because it's in a public way, the septic and sewer easement is between two lots and no additional easement is needed; a 12" water main exists on Bramber Valley Drive and they will check to see if that easement needs to be changed to the Town of Greenland.

MOTION: *S. Gerrato moved to grant the Subdivision of Land at 75 Bramber Valley Drive (Map U7, Lot 10) into a total of two lots in accordance with the plan by Jones and Beach Engineers, dated 09.11.15, Project No. 14159, with the following conditions. Second – C. Hussey; all in favor. MOTION CARRIED*

Unique to the Site Plan Application and in addition to the Site Plan Application Checklist

- *Easements on Bramber Valley Drive must be reviewed and approved by the Town Attorney and Town Engineer.*
- *All outstanding comments from the Town Engineer, dated September 10, 2015, must be addressed.*
- *Any and all State and/or federal permits shall be obtained and made part of the file.*
- *Any and all fees due the Town of Greenland and its consultants must be paid before the subdivision mylar is signed and recorded.*
- *The applicant must submit two final plan sets (22"x34") and an 11"x17" plan copy as part of the Planning Board file.*
- *The applicant must submit a digital copy (CD Rom, thumb drive or PDF) of the final full plan set as part of the Planning Board file.*

3. Topics for Work Session: Tuesday, September 29, 2015

Chair Jerome rejoined the meeting. The Building Inspector will be at the work session to discuss his concerns and suggestions for Zoning Ordinance revisions, which M. Fougere asked him to prioritize. S. Gerrato requested that growth management be added to a work session agenda as well as roads (Subdivision Regulations) and duplexes (Articles 3.7.12.1 and 3.7.12.2 – Zoning Ordinance).

4. Approval of Minutes: Thursday, August 20, 2015 and Thursday, September 03, 2015

Approval of minutes was continued to the work session on Tuesday, September 29, 2015.

5. Approval of Invoices

There were no invoices to approve.

6. Other Business

Bonds for 1533 Greenland Road: M. Fougere told the Board that they had not previously required site security bond for 1533 Greenland Road. The landscape bond has been paid, but the written estimate has not been received. The Board stated that the estimate must be received by Monday, September 21, 2015. M. Fougere, responding to a question from Chair Gerome regarding additional bonding, suggested an erosion control and stabilization security bond. M. Fougere will discuss this with the Town Engineer.

7. Adjournment

MOTION: *R. Winsor moved to adjourn at 8:04 p.m. Second – C. Hussey; all in favor. MOTION CARRIED*

NEXT MEETING

Tuesday, September 29, 2015 – Work Session, Town Hall Conference Room, 7:00 p.m.

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, October 15, 2015