



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 PUBLIC HEARING

Thursday, March 17, 2016 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Chip Hussey, David Moore, Jamie Connelly – Alternate, Steve Gerrato - Alternate

Members Absent: Scott Baker, Courtney Homer, Rich Winsor, John McDevitt - Selectmen's Rep

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. Reorganization of the Board

Reorganization of the Board was continued to the work session on Thursday, April 07, 2016.

2. Update: Stormwater Management

M. Fougere updated the Board on his meeting with the Town Engineer regarding stormwater management. The Town Engineer had concerns about the practicality and effectiveness of the model standards. He suggested incorporating some of the Alteration of Terrain standards and the model. AOT standards apply when you disturb over 100,000 sq. ft.; it could be brought down to a level decided upon by the Board. Members discussed the checklist of AOT permit requirements and which would best apply to stormwater management. Mandatory requirements were suggested, in addition to site specific criteria depending on proximity to wetlands, etc. The goal is to try to make the drainage leaving the site better than it is today. The problem with the proposed model is that it creates onerous criteria that would be expensive for the property owner. Another concern was redeveloping existing sites.

Chair Gerome's concern as the amount of flow, and not just the quality. Downstream impacts are a problem. Quantity, quality and velocity are areas to be considered. Chair Gerome suggested including stormwater management in the CIP for some of the improvements that need to be done. He voiced his concern that money was not included in the CIP for road repair; there should be a 10 year plan that included drainage.

A disturbance area of 5,000 sq. ft. was discussed. Members were concerned about the smaller business owner in Town. M. Fougere noted that because stormwater management would be in the Subdivision Regulations and Site Plan Review Regulations, it could be waived by the Board. In addition, there are things that can be done that would be inexpensive.

A stormwater management plan that included some of the AOT criteria with flexibility will be created by M. Fougere and the Town Engineer. They will meet with PREP for their approval. M. Fougere was assured by a PREP representative that there is flexibility in the model. The goal of site specific was to

increase quantity and quality; the Town would be getting to the objective differently. M. Fougere added that the Town Engineer preferred the AOT requirements because they are heavily vetted, and it's difficult to achieve some of the items in the model standards due to how it's written.

3. Other Business

M. Fougere updated the Board on his meeting with the developer and the engineer for March Farm Way (formerly 1533 Greenland Road). Tractor Supply anticipates receiving a temporary occupancy permit next week; their soft opening will be Friday, March 25, 2016 with the grand opening on Saturday, March 26, 2016. Before the occupancy permit can be issued, sign offs must be done by DOT, City of Portsmouth, DES (septic), the electrical inspector, Building Inspector and Fire Department. In addition, the parking lot must be striped. The Town Engineer has submitted a lengthy bond list of incomplete items. There was a question if parking would be allowed on the easement without pavement. Procedures for operating the live site with ongoing construction on the adjacent lot were discussed with the developer. The Town Engineer suggested a temporary occupancy permit with a time limit.

The developer and engineer also discussed the possibility of a car dealership on the rear of the lot. They may be in for Design Review on Thursday, April 21, 2016.

M. Fougere did a site walk at the Bramber Valley Age Restricted Housing development. He reviewed the developer's concerns about the grading and landscaping on the south side of the property. The general consensus of the Board was that they didn't want a fence and wanted evergreen that won't be eaten by deer.

4. Topics for Work Session: Thursday, April 07, 2016

Topics for the work session will include plan reading with the Town Engineer (if available), 2017 zoning changes, and stormwater management.

5. Approval of Minutes: Thursday, February 18, 2016

MOTION: C. Hussey moved to approve the minutes of Thursday, February 18, 2016. Second – D. Moore; all in favor. **MOTION CARRIED**

6. Approval of Invoices

MOTION: C. Hussey moved to approve the payment of invoices in the amount of \$1,892.16 from the Escrow Account, and \$1,605.45 from the Town budget. Second – D. Moore; all in favor. **MOTION CARRIED**

7. Adjournment

MOTION: C. Hussey moved to adjourn at 7:43 p.m. Second – D. Moore; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, April 07, 2016 – 7:00 p.m., Work Session, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, May 05, 2016