



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, April 17, 2014 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Chip Hussey, 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. Site Plan Review: 01 Bayside Road [Map R17, 3]  
Owner: MMC Greenland, LLC  
Applicant: MJS Engineering, PC  
*The owner and applicant are proposing to construct an additional 30' x 140' self-storage building adjacent to the existing storage buildings.*

The applicant requested a continuance to the meeting on Thursday, May 15, 2014.

**MOTION:** *M. Sodini moved to grant a continuance for 01 Bayside Road as requested by the applicant to the meeting on Thursday, May 15, 2014. Second – P. Sanderson; all in favor. MOTION CARRIED*

2. Subdivision of Land: 319 Winnicut Road [Map R5, 3]  
Owner: Patricia Johnson Revocable Trust  
Applicant: Parkersville LLC  
*The owner and applicant are proposing a five lot residential subdivision development with an estimated 400' of roadway on approximately 15 acres of land.*

Christian Smith, Beals Associates and representing the applicant, addressed the Board. Also present was Frank Catapano, Parkersville LLC. Chair Gerome recused himself and deferred to R. Winsor, Vice Chairman.

Referring to the review by the Town Engineer (copy on file), C. Smith told the Board minor details needed to be corrected and he would be meeting with the Town Engineer within the next few weeks. D. Smith stated that many of the comments in his original review had been addressed. The road was his main concern. C. Smith noted that the original "L" modified T turn-around had been changed to a cul-de-sac as requested by the Board at the March meeting. As a result, two small impact areas were created within the wetland buffers. A bio-retention pond will be used for drainage treatment. He also noted that the cul-de-sac would require more pavement due to the length of the road.

The bio-retention pond will be very low maintenance with some minor plantings, and will take care of all the treatment from the paved surface. The cross sections were modified based on the change in the

road. Elevations were also added. The Town Engineer has requested that the depth to seasonal high water table be confirmed; there is a test pit next to that feature. The transformer is not in the road. Referring to the tree line, there are not a lot of trees. There should not be much tree clearing needed.

C. Smith requested Board input regarding the driveway from Lot A. The Town Engineer felt Lot A should be accessed from Winnicut Road and the existing driveway. D. Smith commented that there are trees and natural features of the property that should be preserved. There are trees along the existing driveway that are unique and distinctive to the sight, and should be protected. C. Smith responded that anything within the right-of-way will be preserved. Discussing the driveway, F. Catapano viewed it as a safety issue if it was left on Winnicut Road. They would prefer to eliminate the curb cut off Winnicut Road and use Vardon Lane. All other lots have driveway access off the proposed road, which will be off Vardon Lane. D. Smith agreed access should be from Vardon Lane. M. Sodini stated that for emergency services purposes it would make sense for it to be a Vardon Lane address if driveway access was off that road.

C. Smith stated that due to the additional length of road, a waiver for the subdivision road to be 22' in width would be requested. A 22' road will reduce impervious surface. He added that the cul-de-sac is easier for emergency service vehicles to maneuver than the original road design. D. Smith commented that the 22' road width based on the cul-de-sac would be acceptable because it's not a feeder road that is heavily traveled.

An additional waiver will be requested for the recordable sheets to be at a scale of 1" = 50'. A conditional use permit will be needed for slight impact for stormwater area in the setback. C. Smith stated that was noted on the application and described the affected areas. Responding to a question by C. Hussey, C. Smith told the Board the side slope grading will have a slight impact on the buffer; there is no impervious in the wetland buffer. A conditional use permit for access ways and drainage structures, voted on by the Planning Board, will be needed.

Procedurally, the application has been accepted as complete, a conditional use permit is pending, waivers for plan size and road width have been requested, and continuation of the public hearings are on-going. A meeting will be needed between the Town Engineer and developer/engineer. P. Sanderson stated that waivers appeared to be reasonable, the need for a conditional use permit was caused by the road redesign request from the Planning Board, the driveway should be off Vardon Lane, and there are pending questions and concerns from abutters regarding screening. S. Gerrato asked about test pits and perk tests, which are on file.

Vice Chair Winsor opened the meeting to public comment. Karen and David Betournay, 333 Winnicut Road (copy of letter is on file): Screening was discussed with the Board. Currently, there are two apple trees and one pine tree. The Betournay's were hoping for natural screening and had spoken to a landscape designer; they had picked some vegetation they felt would look nice. Although they were open to suggestions, they preferred something that would look natural and grow quickly.

Safety was also a concern. At mentioned at the meeting in March, her children have to get on the school bus at the corner of Vardon Lane, and walk through Lot A rather than Winnicut Road which is dangerous. M. Sodini had suggested at the March meeting they speak to the School Board; the Betournay's have spoken to the Principal at Greenland School. C. Hussey stated that it would be very difficult for the Planning Board to take property from a developer to put in an easement. He felt she was on the right track starting at the school; their primary concern should be the safety of the children getting on and off the bus. The edge of right-of-way is encroached upon by pavement, and there is not much of a shoulder in that area. P. Sanderson suggested working in the area of the existing stone wall

to improve drainage and include an area where someone could walk safely. Mr. Betournay told the Board the stone wall is along the edge of the road that's very narrow. Straightening the edge of right-of-way was discussed as well. F. Catapano added that would mean removing what little screening is on that side of the road. Vice Chair Winsor encouraged the Betournay's to write a similar letter to the School Board, stating their concerns for safety. He continued that there are options for the bus company. Ultimately, it's the bus company's responsibility. The Planning Board would like an update from the Betournay's at the next meeting. Members of the Board suggested they approach the School Board about their concerns.

Another area of concern was the hours of operation during school vacation. The Betournay's have requested construction be done only between the hours of 8:30 a.m. and 5:00 p.m. during vacations. F. Catapano responded that all subdivisions have been built according to the Town's guidelines. Restricting the hours will prolong the process.

Vice Chair Winsor closed the public hearing and returned to the Board for discussion. Tree buffering the Betournay property was discussed. F. Catapano has talked to a nursery about the types of plantings suggested by the Betournay's; the cost would be approximately \$6,000. That type of buffering between residential properties is not cost effective. Vice Chair Winsor suggested they may want to share the cost with the developer; however, it was not required by the Board for the developer to provide buffering. The article referred to in their letter was between commercial and residential properties.

The Board suggested a variety of shade trees be planted along the proposed road. Utilities will be underground; it was requested that the trees be planted on the opposite side of the road. It was suggested that a street light, similar to those on Vardon Lane, be placed at the head of the road for delineation purposes. In addition, stop bars and a reflective sign were suggested.

Waiver requests were acted upon.

**MOTION:** *P. Sanderson moved to approve the waiver request from Greenland Subdivision Regulations: Road Design and Construction Specifications to allow a 22' pavement width where 24' is required. Second – M. Sodini; all in favor. MOTION CARRIED*

**MOTION:** *P. Sanderson moved to approve the waiver request to Greenland Subdivision Regulations to allow the recordable plan view to be accepted at a scale of 1" = 50' where a scale of not more than 1" = 40' is required. Second – M. Sodini; all in favor. MOTION CARRIED*

The Board was in agreement that the driveway access from Lot A should be off Vardon Lane rather than Winnicut Road. Any modifications to drainage will be available prior to the public hearing on Thursday, May 15, 2014.

**MOTION:** *M. Sodini moved to continue the subdivision of land at 319 Winnicut Road to the meeting on Thursday, May 15, 2014. Second – D. Moore; all in favor. MOTION CARRIED*

3. Boundary Line Adjustment: 420 Portsmouth Avenue [Map U4, 16] & 410 Portsmouth Avenue [Map U4, 17]  
Owner: Arsenault Family Revocable Trust of 2007 and John M. Sargent, Jr.  
Applicant: Peter Agrodnia, North Easterly Surveying, Inc.  
*The owners and applicant are proposing to convey an area of 750 sq. ft. to address an existing shed encroachment on the current property line.*

Peter Agrodnia, North Easterly Surveying, Inc. and representing the owners, addressed the Board. Also present was John Sargent. C. Hussey recused himself from the discussion.

P. Agrodnia reviewed the background of the project. A small portion of the shed is located on the property line. J. Sargent was able to use half the shed and has maintained it over the years. Approximately 750 sq. ft. of land is involved in the boundary line adjustment; there will no longer be any encroachment and both properties will become less non-conforming.

D. Smith's comments were minimal (copy on file). A letter of authorization is on file from all parties involved. He agreed the boundary line adjustment will make the lots less non-conforming. The general consensus of the Board is that it will make the lots less non-conforming and will solve the problem of encroachment.

**MOTION:** R. Winsor moved to accept the application for a Boundary Line Adjustment at 410 and 420 Portsmouth Avenue as complete. Second - D. Moore; all in favor. MOTION CARRIED

Chair Gerome opened the meeting to public comments. There being none, Chair Gerome closed the public hearing and returned to the Board for discussion.

**MOTION:** R. Winsor moved to approve the applicant's request for a lot line adjustment to Map U4, Lots 16 and 17: adding 750 square feet (.017 acres; TOTAL ACREAGE: .147) to Map U4 Lot 16, and decreasing Map U4 Lot 17 by 750 square feet (.017 acres; TOTAL ACREAGE: 2.013), in accordance with the plan by North Easterly Surveying, Inc., dated 03.27.14. In addition, the following conditions must be met. Second – D. Moore; all in favor. MOTION CARRIED

- Any and all fees due the Town of Greenland and its consultants must be paid before the mylar is signed and recorded.
- New monumentation must be set and certified with a Certificate of Monumentation received for the file before the mylar is signed and recorded.
- No changes to the approved plan can be made without appearing before the Planning Board.
- New deeds must be provided for the file showing the appropriate acreage added to lots.
- The applicant must submit a final full plan set (22"x34") and 11"x17" plan copy as part of the Planning Board file.
- The applicant must submit a digital copy (CD Rom or thumb drive) of the final full plan set as part of the Planning Board File.

#### 4. Approval of Minutes: Thursday, April 03, 2014

**MOTION:** R. Winsor moved to approve the minutes of Thursday, April 03, 2014. Second – M. Sodini; all in favor. MOTION CARRIED.

#### 5. Topics for Work Session: Thursday, May 01, 2014

Topics for the work session on Thursday, May 01, 2014 and the public hearing on Thursday, May 15, 2014, were reviewed. Item #3 (Dimensional Requirements) for the work session was briefly discussed. Also discussed was filling the Planning Board vacancy.

#### 6. Other Business

There was no other business to discuss.

7. Adjournment

**MOTION:** *C. Hussey moved to adjourn at 8:03 p.m. Second – R. Winsor; all in favor. MOTION CARRIED*

NEXT MEETING

Thursday, May 01, 2014 – 7:00 p.m., Town Hall Conference Room, Work Session

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, May 01, 2014