



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE PLANNING BOARD PUBLIC HEARING**

Thursday, June 16, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Scott Baker, Chip Hussey, Rich Winsor, Steve Gerrato - Alternate

*Members Absent:* Courtney Homer, David Moore, John McDevitt - Selectmen's Rep, Jamie 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. Subdivision of Land: 176 Breakfast Hill Road [R7, 23]  
Owner/Applicant: One Home Builders II, LLC  
*The owner/applicant is proposing a 3-lot residential subdivision at 176 Breakfast Hill Road and Falls Way.*

Scott Cole, Beals Associates and representing the owner/applicant, addressed the Board. Also present were Frank Catapano and Paul Cucinatti, developers. The proposal being reviewed was for a three lot subdivision; the existing parcel is 4.2 acres located off Falls Way and Breakfast Hill Road. The current parcel consists of one home and a gravel driveway off Breakfast Hill Road as well as accessory buildings on the rear of the lot.

The three lot subdivision will consist of the existing home and two additional lots, which will be single family homes. Each lot will have normal septic and wells, and will be 60,000 sq. ft. with 200' of frontage. State Subdivision Approval has not been received, but is in the process. Fire protection will be with an existing cistern located across the wetlands in the Falls Way subdivision. The furthest location to the cistern is 1,100'; the shortest distance is 800'. Comments from the Planning Board Consultant are on file.

**MOTION:** R. Winsor moved to accept the application for the Subdivision of Land: 176 Breakfast Hill Road [R7, 23] as complete. Second – C. Hussey; all in favor. **MOTION CARRIED**

Frontage on Falls Way was briefly discussed. A note pertaining to the culvert will be added to the plan and must meet Town of Greenland standards. Existing lot: the barn will remain; the developers are undecided about the house. The original section of the house, before the manufactured section was added, is going to be removed; it's within the setback. They may keep the cape section, with a small addition, in the same location. The original lot has the required 200' of frontage on Falls Way. If they remove the house, one could be built on the Falls Way end of the lot.

Chair Gerome questioned how the lots fit into fire protection. There was a discussion regarding fire protection and the location of the cistern. If the lots were considered part of the original Falls Way

subdivision, fire protection would have to meet the Town of Greenland Subdivision requirements. The Board requested that the plans be submitted to the Town Engineer for review of fire protection.

A note referencing total frontage will be added. The Board specified that if the house on the existing lot is demolished, the driveway for the new home must be off Falls Way; a note will be added to the plan.

Chair Gerome opened the meeting to public comments. Ken Young, 220 Breakfast Hill Road: K. Young didn't think the new section of the existing house facing Breakfast Hill Road should be removed. He suggested it be left as is, with the driveway on Breakfast Hill Road. Chair Gerome explained that the Board was putting a contingency plan in place if the house were demolished. There being no further comments, Chair Gerome closed the public hearing and returned to the Board for discussion.

**MOTION:** *R. Winsor moved to grant conditional approval for the Subdivision of Land: 176 Breakfast Hill Road [R7, 23], subject to the following. Second – S. Baker; all in favor. MOTION CARRIED*

- *Satisfactory review by the Town Engineer of fire protection;*
- *A detailed note that the proposed driveways are required to have driveway culverts meeting Town of Greenland standards;*
- *Total frontage of each lot must be added to the plan;*
- *All new driveways are required to come off of Falls Way;*
- *A note added to the plan that the driveway on Breakfast Hill Road will be abandoned if the existing structure is demolished and replaced;*
- *The applicant shall submit a digital file with three hard copies of the plan and recording mylar;*
- *All lot pins shall be set prior to plan recording;*
- *NHDES State Subdivision Approval is required;*
- *The plans should note that the existing lot address is 176 Breakfast Hill Road;*
- *New lot addresses on Falls Way shall be 911 compliant;*
- *The plan should note the 50' wetland buffer markings for Lot 25A-1, which shall be installed prior to any construction on the site.*

NOTE: The review by the Town Engineer will be specific to Ordinance compliance for fire protection.

## 2. Other Business

- K. Young, 220 Breakfast Hill Road: Suggested when driveway culverts are done and the property is landscaped, crushed rock should not be put in at the end of the culvert. One end of the culvert at Windsor Green is totally plugged because of landscaping with crushed rock. There was also a problem with the swales from Windsor Green to the golf course.
- Age Restricted Housing Development: M. Fougere updated the Board on the proposed plan revision for Bramber Green. Making the sidewalk porous pavement rather than the driveway porous pavement is under review by the Town Engineer.
- Grant Opportunity for Local Bicycle & Pedestrian Infrastructure: M. Fougere reviewed the availability of funds through the NH Department of Transportation Alternative Program (TAP). There is approximately \$5.2 million available in a two year funding cycle to improve sidewalk networks, bicycle routes, rail trails, and other safety improvements for people walking and riding bicycles. Existing sidewalks can also be upgraded.

**MOTION:** *R. Winsor moved to have the Planning Board Consultant prepare a master plan for sidewalks for review by the Board of Selectmen. Submitting the plan for consideration of the grant opportunity*

*through the NH Department of Transportation Alternative Program (TAP) is contingent upon approval by the Board of Selectmen. Second – S. Baker*

DISCUSSION: The Town Administrator will discuss this with the Selectmen at their meeting on Monday, June 27, 2016. If the Board of Selectmen approve, a Letter of Intent (non-binding) will be submitted by the Planner. Non-curbed sidewalks will be suggested; recommended roads: Moulton Avenue to the SAU Building on Post Road (connecting to existing sidewalks), and Maloney Recreational Fields to Dunkin' Donuts. Some of the existing sidewalks will need a major overhaul.

**MOTION:** *R. Winsor moved to have the Planning Board Consultant prepare a master plan for sidewalks for review by the Board of Selectmen. Submitting the plan for consideration of the grant opportunity through the NH Department of Transportation Alternative Program (TAP) is contingent upon approval by the Board of Selectmen. Second – S. Baker; all in favor. MOTION CARRIED*

3. Topics for Work Session: Thursday, July 07, 2016

- CIP: The Board felt that J. Connelly, who is also a member of the Budget Committee, would be an asset on the CIP Committee. Co-Chairs of the CIP Committee will be C. Hussey and J. Connelly.
- Ordinance Updates: M. Fougere gave a brief update on the Sign Ordinance.

4. Approval of Minutes: Thursday, June 02, 2016

**MOTION:** *C. Hussey moved to approve the minutes of Thursday, June 02, 2016. Second – S. Baker; four in favor, one abstain (R. Winsor). MOTION CARRIED*

5. Approval of Invoices

There were no invoices to approve.

6. Adjournment

**MOTION:** *R. Winsor moved to adjourn at 7:43 p.m. Second – S. Gerrato; all in favor. MOTION CARRIED*

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

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, July 21, 2016