



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, August 04, 2016 – 7:00 p.m. – Town Hall Conference Room

Members Present: Scott Baker, Courtney Homer, Chip Hussey, John McDevitt (Selectmen's Rep), Rich Winsor, Steve Gerrato (Alternate), James Connelly (Alternate)

Members Absent: Chair Stu Gerome, David Moore

Staff Present: Mark Fougere - Consultant

Vice Chair Winsor opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Vice Chair; he announced a quorum was present and the meeting was being recorded.

1. Update: Stormwater Management

An update was not available; the Town Engineer has been out of town. This has been continued to the next work session.

2. Zoning Ordinance Changes and Update: Sign Committee

M. Fougere updated the Board on the Sign Committee meeting held earlier in the day. He felt the process was going very well and they were making progress. The goal is to have a proposed Sign Ordinance to the Board by mid-October.

As a result of the new Accessory Dwelling Unit law, the existing Ordinance will need to be updated. The Town must be in compliance by June 01, 2017, when the law takes effect.

3. Climate Risk in the Seacoast (C-RiSe) Discussion with Board of Selectmen

There will be a joint meeting with the Board of Selectmen on Monday, August 22, 2016 at 7:00 p.m. regarding Climate Risk in the Seacoast. Theresa Walker, RPC, will be present; other Boards/Commissions will be invited. RPC has received a grant to review risk assessments in various communities on Great Bay.

4. Topics for Public Hearing: Thursday, August 18, 2016

The applicant for 125 Ocean Road requested a continuance to the September 15, 2016 meeting.

MOTION: C. Hussey moved to grant the continuance for Bluebird Self-Storage, Greenland, to the meeting on Thursday, September 15, 2016. Second – C. Homer; all in favor. **MOTION CARRIED**

5. Other Business

- Coakley Landfill: J. McDevitt told members that the EPA and DES would be attending the Board of Selectmen meeting on Monday, August 8, 2016. The Selectmen will be updated on the expanded

testing of wells and review any possible impact to residents in the area. He continued that a 12" main will be brought into the Seavey Way development for future expansion. R. Winsor stated that he didn't want residents to be forced to connect to City water. J. McDevitt stated that the parties responsible for the pollution should be financially responsible for water mains on Breakfast Hill Road and not the taxpayers of Greenland. He felt the Planning Board should keep abreast of the situation with the Coakley Landfill, adding that there could be issues with property rights.

- Possible Future Growth: J. McDevitt voiced his concern about several large tracts of land in Greenland that may become available for development. He suggested reaching out to those property owners to discuss their intent. Several ways to control growth were discussed, including impact fees, phasing and increasing lot size. M. Fougere stated that impact fees weren't the way to control growth because there wasn't a lot of debt, adding that the best way was to limit building permits. Based on the Subdivision Regulations and zoning, the number of homes built per year could be limited. J. McDevitt noted that property owners had the right to do what they wanted with their property; however, the Planning Board should be prepared.
- Van Etten Drive Petition: The petition from homeowners on Van Etten Drive regarding the amenities required by the 15th Occupancy Permit was briefly discussed. Members of the Board felt the amenities were laid out in detail during the planning process; 2.25 additional lots were awarded based on innovative layout and design of the project. The Board was not in favor of any amendments to the approved plan. M. Fougere was asked to draft a letter for review by the Planning Board and Town Attorney.
- August Public Hearing: It was suggested that the meeting on Thursday, August 18, 2016 be cancelled because there were no cases for the public hearing.

MOTION: C. Hussey moved to cancel the public hearing on Thursday, August 18, 2016. Second – S. Baker; all in favor. **MOTION CARRIED**

6. Approval of Minutes

MOTION: C. Hussey moved to approve the minutes of Thursday, July 21, 2016. Second – S. Gerrato; four in favor, three abstain (S. Baker, C. Homer, J. McDevitt). **MOTION CARRIED**

7. Approval of Invoices

MOTION: C. Hussey moved to approve payments of invoices in the amount of \$3,732.18 from the Planning Board Escrow Account. Second – S. Baker; all in favor. **MOTION CARRIED**

8. Adjournment

MOTION: S. Gerrato moved to adjourn at 7:38 p.m. Second – J. McDevitt; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, August 18, 2016 – NO MEETING

Thursday, September 01, 2016 – Work Session, 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, September 15, 2016