



PLANNING BOARD
Town of Greenland • Greenland, NH 03840
11 Town Square • PO Box 100
Phone: 603.431.3070 • Fax: 603.430.3761
Website: greenland-nh.com

MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, May 17, 2018 – 7:00 p.m. – Town Hall Conference Room

Members Present: Frank Catapano, James Connelly, Stu Gerome, John McDevitt, David Moore, Steve Gerrato (Alternate), Catie Medeiros (Alternate), Paul Sanderson (Selectmen's Rep)

Late Arrival: Rich Winsor

Chair Gerome opened the Planning Board Public Hearing 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. Proposed Renovations: McDonald's, Ocean Road

This was an informal discussion regarding the proposed renovations of McDonald's on Ocean Road. William Lucas, Bohler Engineering, addressed the Board stating that other McDonald's in the region were being rebranded with a more modern upgrade. The building will not be torn down; there will be exterior and interior remodeling.

The site work will be ADA compliant: sidewalks, crosswalks, ADA parking stalls, ramps, etc. will be upgraded. There will be a new sign package, matching the existing or smaller. Menu boards will also be upgraded: they will be smaller and digital, similar to an LED screen type menu board. There are no anticipated changes to traffic flow to the site, utilities, or drainage. The lighting package will not change. W. Lucas will research if lighting is LED and dark sky compliant.

Chair Gerome noted the plans will be subject to all Site Plan Review Regulations, including architecture. P. Sanderson added that lighting is one of the primary issues. W. Lucas stated that lights are down lit, shielded for accent purposes; P. Sanderson stated it would apply to the parking lot, etc.

There was a discussion about the color, which is a muted earth-tone style. There was some concern it was too dark. When a formal application is submitted, the Board would like to see pictures of the proposed building and color, not an architect's rendering.

W. Lucas pointed out on the plan what is proposed to be changed or demolished; they are not planning to change any pavement or parking around the site. The number of parking spaces will decrease by one, but they will still be compliant. J. McDevitt questioned if the changes to the sidewalks would impact stormwater management. W. Lucas responded there will be no increase in impervious surface; there is actually a decrease.

F. Catapano voiced a concern that the entrance (at the bend) is almost not wide enough for two cars, one in each direction. He realized it was an existing condition, but asked they review the situation. The sign at the corner will not change. The only signs that will change are on the building (scaling back in

size or quantity). The actual color of the building is Benjamin Moore HC-85 (Fairview Taupe). The building height will be code compliant, but may change in the parapet wall to hide any of the HVAC systems on the roof. The sidewalk along the side of the building that is not ADA compliant will be demolished and replaced; there will be a concrete pad in the ADA parking stall, allowing for the appropriate slope over the pad and it won't wear over time.

Based on a question from C. Medeiros regarding gables, J. McDevitt stated they needed to review Site Plan Review Regulation Section 5.18 (General Appearance Criteria), Item E (Architectural Requirements). D. Moore suggested he look at some of the newer businesses in Town.

R. Winsor arrived at 7:20 p.m.

J. Connelly noted that McDonald's has been known to design and build in other towns and counties based on their regulations. He didn't feel the gable question was too "far-fetched". Chair Jerome commented on the color, stating that something could be done. R. Winsor questioned if the architectural plans were in line with the Town's Zoning Ordinance and Site Plan Regulations; he encouraged them to make sure they meet the regulations. Responding to a question from C. Medeiros, W. Lucas was unsure if the door was push button to meet ADA compliance.

Photos of the existing building were reviewed and improvements to specific areas were discussed. The roof, where the HVAC is located, will remain flat. P. Sanderson asked how they could make the flat roof area more interesting. W. Lucas responded that the "brand wall" will have a stone or tile look and there will be a sign on that section. There will also be some roof eaves across the front. Color was discussed; different colors will be provided for the Board within the next few weeks. W. Lucas noted that McDonald's is struggling in the New England area because there is a very traditional look and feel to the roof lines. They are trying to develop a model that will work in this area. Chair Jerome suggested some of the overhangs may be steep; R. Winsor added that the façade walls could be broken up with gables. J. McDevitt and R. Winsor commented that the Board wanted to avoid the long, straight lines.

Using photos of the existing McDonald's on Ocean Road, W. Lucas reviewed the proposed changes. R. Winsor asked for photos of the menu board. There is public water and on-site septic. They don't anticipate an increase in water or sewage usage. F. Catapano commented that the Board was looking for something a little more colonial.

2. Projects of Regional Impact

The Board reviewed the draft letter by Mark Fougere regarding the Lonza project. D. Moore stated that more streets should be added, particularly Rt. 33 and Great Bay Road. The Board was in agreement that, overall, they liked the letter. P. Sanderson noted that Revision Military would be moving to Pease (350 additional jobs).

The Town Attorney is the Vice Chair of the PDA. He stated the Lonza expansion would be going to the Portsmouth Planning Board. J. McDevitt asked the requirement for something to be declared a project of regional impact. P. Sanderson referred to RSA 36:54 through RSA 36:58. He added that if Portsmouth determines it to be a project of regional impact, they have to let everyone else speak. The letter from the Planning Board will start the process for the record that there is a problem.

C. Medeiros questioned if the Board should be more specific about what they'd like done or if there should be an end goal. R. Winsor suggested they force a traffic study along the Rt. 33 corridor. F.

Catapano noted it was a State road and the Town had no control. S. Gerrato stated there was money earmarked for a Corridor Study through CMAQ (Congestion Mitigation Air Quality).

When discussing Rt. 33 and Great Bay Road, P. Sanderson suggested a blinking light as the first step in cutting speed limits down; D. Moore suggested adding turning lanes. C. Medeiros asked if accident history should be included in the letter; P. Sanderson stated it would help with DOT.

J. Connelly asked if the regional impact study took area employment threshold into consideration. Chair Gerome noted improvements have been made around the area, using Rt. 16 and the Dover bridge as examples; everything was being done except Rt. 33.

Chief Laurent has been asked to write a letter regarding the traffic impact on Rt. 33. She has also been asked to take pictures of the existing traffic at peak times. Chief Cresta will also be contacted. The Board would like a video to accompany the letter. P. Sanderson suggested Senator Innis and Councilor Prescott receive letters. Councilor Prescott is a member of GACIT (GACIT determines how transportation monies are allocated in the 10 year plan). P. Sanderson explained that being part of the 10 year plan is based on population. Greenland can never get ahead of some of the neighboring towns. C. Medeiros added that's why you need a clear vision of what you're asking for. S. Gerrato stated there's a small amount of money available and each project is prioritized. He continued they realize something needs to be done and are going to use CMAQ funds for the study; all of this information should be included.

Drone pictures from Bayside Road to Stratham at peak morning time, and from Suds N Soda to Stratham at peak afternoon time was suggested.

3. Approval of Minutes

MOTION: P. Sanderson moved to approve the minutes of Thursday, May 03, 2018. Second – F. Catapano; seven in favor, two abstain (J. Connelly, R. Winsor). MOTION CARRIED

4. Approval of Invoices

MOTION: C. Medeiros moved to approve payment of the invoice from Altus Engineering in the amount of \$381.61. Second – R. Winsor; all in favor. MOTION CARRIED

5. Other Business

Public Hearing: The public hearing for revisions to the Site Plan Review Regulations and Subdivision Regulations will be on Thursday, June 07, 2018. It's been posted in the paper.

Coakley Update: P. Sanderson updated the Board that the City of Portsmouth is inviting officials to a meeting to discuss Coakley on Thursday, June 07, 2018. He will be attending that meeting. He stated that he would like to see a change in municipal boundaries, putting Coakley inside the City of Portsmouth. This would change the political dynamics if Coakley were inside the City.

New Hampshire's two US Senators discovered that Health and Human Services did a report that suggests the current level of 70 parts per trillion is approximately 10 times too high. They are looking into having the report released. In addition, the focus has been on PFOA and PFOS; however, there are more than 100 of these types of compounds that are in the process of being studied. It's a huge problem within the State as well as nationally.

Greenland can't sue the City of Portsmouth; everyone is part of a consent decree and if they're in compliance with a federal consent decree, there is no cause of action. The testing here doesn't exceed the provisional health limits in most cases. Chair Gerome added that they have followed what's required by the Feds, so there's no violation.

P. Sanderson explained the grant money received from the Groundwater Trust Fund. The grant in the amount of \$200,000 was made to the City of Portsmouth to study the water line to the Greenland well. That work is being done by Underwood Engineering. It wasn't made jointly to Portsmouth and Greenland because the Town doesn't have any rights to run a water line in Town as the Town of Greenland; the City of Portsmouth has that franchise.

Master Plan: C. Medeiros asked about the Master Plan. It has just been received from RPC and will be available on the Town website at some point.

6. Topics for Work Session: Thursday, June 07, 2018

A public hearing has been scheduled for revisions to the Site Plan Review Regulations and Subdivision Regulations.

7. Adjournment

MOTION: R. Winsor moved to adjourn at 7:58 p.m. Second – F. Catapano; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, June 07, 2018 – 7:00 p.m., Work Session/Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, June 07, 2018