



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
11 Town Square • PO Box 100  
Phone: 603.431.7111 • Fax: 603.430.3761  
Website: greenland-nh.com

**MINUTES OF THE PLANNING BOARD PUBLIC HEARING**

---

Thursday, June 15, 2017 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Scott Baker, Stu Gerome, James Connelly (Alternate), Steve Gerrato (Alternate), Catie Medeiros (Alternate), Paul Sanderson (Selectmen's Rep)

*Members Absent:* Courtney Homer, John McDevitt, David Moore, Rich Winsor

*Staff Present:* Mark Fougere – Consultant, Chip Hussey – Selectmen's Rep (Alternate)

---

Chair Gerome opened the Planning Board public hearing at 7:03 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Projects of Regional Impact

C. Hussey stated that the Planning Board for the City of Portsmouth would be hearing an application for major expansion of a terminal at Pease. The Greenland Planning Board may want to consider the possibility of an impact. It may put some funding towards Rt. 33. He noted that when Lonza hired an additional 800 employees, it had a huge impact on the roads. P. Sanderson agreed it should be looked into; with the RPC not looking at the Town's transportation needs, this was a way. A development of regional impact (DRI) would get the RPC involved in the case. S. Gerrato suggested that the Selectmen should invite the TAC Committee and RPC to Greenland at the busiest times of the day; many members don't travel to this side of the State.

M. Fougere explained that before an item is placed on the agenda for the City of Portsmouth, a determination should be made if it's a project of regional impact. M. Fougere will contact the Portsmouth Planning Department for an update.

2. Stormwater Management

M. Fougere stated that this was the official public hearing to add the new Section V – Erosion and Sedimentation Control Standards to the Subdivision and Site Plan Review Regulations. As a result of the new regulation, a number of sections relating to drainage will be deleted in the Subdivision and Site Plan Review Regulations. Section V will be a stand-alone document in the Subdivision Regulations, and referenced in the Site Plan Review Regulations.

M. Fougere continued that the Board may have to provide some flexibility if there are problems. The Board may grant waivers or modify where necessary. Chair Gerome opened the public hearing to comments. There being no comments, he closed the hearing and returned to the Board.

After a review and discussion of the proposed Stormwater Management regulation, Subsection 5.7.2 – Applicability, will become Section 5.2; all sections will be renumbered.

## DRAFT – SUBJECT TO CHANGE

MOTION: P. Sanderson moved to forward Section V – Erosion and Sedimentation Control Standards to a second public hearing on Thursday, July 20, 2017. Second – S. Gerrato; all in favor. MOTION CARRIED

### 3. NH Setting Sail Grant: Update

M. Fougere explained that a grant had been received to look at conditions along the Town's waterways for potential sea rise. He met earlier in the day with Theresa Walker (RPC), Karen Anderson (Town Administrator) and Laura Byergo (Conservation Commission Chairperson). T. Walker will be writing a chapter for the Master Plan on the impacts of sea rise along the Bay, and would like to meet with the Board for a discussion about the initiative. They plan to do some public outreach and hold a public hearing in September.

P. Sanderson recommended that T. Walker review Article XVIII – Wetlands Ordinance, which does need some work. Having T. Walker look at the ordinance in view of the grant, would be helpful. M. Fougere will contact T. Walker about reviewing the Wetlands Ordinance as well as meeting with the Board at their meeting on Thursday, July 20, 2017.

### 4. Approval of Minutes

MOTION: S. Baker moved to approve the minutes of Thursday, May 18, 2017. Second – S. Gerrato; all in favor. MOTION CARRIED

### 5. Approval of Invoices

MOTION: S. Baker moved to approve payment of the following invoices: \$680.85 from the Planning Board Town Budget to Fougere Planning & Development; \$142.50 from the Planning Board Escrow Account to Fougere Planning & Development; \$444.45 from the Planning Board Escrow Account to Underwood Engineers; \$2,500 from the Planning Board Escrow Account to One Home Builders, noting that the funds held for driveway replacement at 239 Bayside Road are being released based on the Conditions of Approval dated February 23, 2015. Second – P. Sanderson; all in favor. MOTION CARRIED

### 6. Other Business

- Coakley Update: P. Sanderson updated the Planning Board on the status of the water line on Breakfast Hill Road. The Board of Selectmen and City of Portsmouth Mayor have filed a request with Senator Morse requesting a grant through the MTBE funds in the amount of \$17 million. The water line would serve residences along Breakfast Hill Road as well as the adjoining neighborhoods and connecting to the Portsmouth system at Lafayette Road. That was the first letter requesting a grant, and was submitted using engineering numbers from Underwood Engineers. Underwood Engineers has done road survey work for the Town of Greenland and engineering work for Portsmouth. They have requested a grant for the entire amount, stating that Portsmouth and Greenland would reimburse 25% over a period of five years. The numbers are estimated and they are unsure if the grant will be approved that way; the letter was sent to get the process started. P. Sanderson continued that they are confident there is a good case for public water because of the impacts from Coakley to Berry Farm Lane, Stone Meadow Way, and potentially Seavey Way. There have also been some positive tests at the golf course and other locations on Breakfast Hill Road.

A time frame has not been established. Land that is currently not developable may become developable with the addition of City water; there may be incentive to change the use of land

## DRAFT – SUBJECT TO CHANGE

(example: the golf course). If a water line were to be installed, the Planning Board may want to look at that area from a planning perspective. Even if this grant isn't approved, there will be consistent pressure for public water. P. Sanderson has asked the Conservation Commission for their input. From the Planning Board perspective, should the area be a sub zone or have different performance standards for areas with municipal water?

S. Gerrato stated that wetland crossings should not be allowed. Not allowing wetland crossings would slow growth. The Planning Board should consider this option.

The build out of the area was discussed in length. Chair Gerome stated that a senior development could benefit from that environment. J. Connelly added that the Board needed to know how much land was available in the area. M. Fougere explained the process for age restricted housing yields. M. Fougere will reach out to RPC for an updated build out map targeting the area from Rye to Post Road.

- Fees: S. Gerrato stated that impact fees don't work and the Board should figure out something that does work. He suggested there should be more off-site improvements by developers. Chair Gerome added that whenever a new regulation is added, people are being forced out of town due to costs associated with that regulation; the Planning Board needed to be careful.

### 7. Topics for Work Session: Thursday, July 06, 2017

There will not be a work session on Thursday, July 06, 2017.

### 8. Adjournment

MOTION: S. Gerrato moved to adjourn at 8:10 p.m. Second – S. Baker; all in favor. MOTION CARRIED

### NEXT MEETING

Thursday, July 20, 2017 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Board

Approved: