



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

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

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

Members Absent: Courtney Homer, John McDevitt, David Moore

Staff Present: Mark Fougere - Consultant

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.

I. PUBLIC HEARING

1. Projects of Regional Impact

There were no projects of regional impact to discuss. M. Fougere has reached out to the PDA regarding possible terminal expansion. They are in the very early planning stages and are looking at grant money from the federal government; they are optimistic but it's years away from anything being proposed. Grant money is needed to do the study; M. Fougere was assured that traffic concerns would be part of the analysis. Greenland will be on the mailing list for future issues.

2. Subdivision Regulations – Erosion and Sedimentation Control Standards

As requested at the meeting on Thursday, June 22, 2017, "Applicability" is now Section 5.2; the Erosion and Sedimentation Control Standards was ready for adoption. Chair Gerome opened the hearing to public comments. There being no comments, he closed the hearing and he returned to the Board.

MOTION: P. Sanderson moved to approve Subdivision Regulations Section V – Erosion and Sedimentation Control Standards as proposed. Second – S. Gerrato; all in favor. MOTION CARRIED

II. WORK SESSION

1. Theresa Walker, RPC: Coastal Hazards Chapter for the Master Plan

Theresa Walker, Rockingham Planning Commission, introduced herself to the Board. She reviewed the Vulnerability Assessment for Greenland (copy on file) regarding sea level rise and coastal storm surge. For the past three years, RPC has been working with coastal communities along the Atlantic as well as Great Bay. They've taken the projected sea level rise scenarios being generated by researchers and are looking to see how they would impact communities. In the Vulnerability Assessment they are looking at the infrastructure that is critical to the Board's role in the community to provide services and where

there might be the most impact. There is some impact outlined in the scenarios because of the proximity to the Bay. Maps have been generated and are available from the Town Administrator.

The Vulnerability Assessment was completed and RPC received additional grant funds to assist towns in implementing the assessment. The Town Administrator and M. Fougere have worked with Julie LaBranche, RPC, and Theresa Walker, and requested technical assistance; there is no cost to the Town. When meeting with the Town Administrator, M. Fougere and Laura Byergo (Conservation Commission Chair), it was decided a new chapter for the Master Plan regarding coastal adaptation would be drafted by T. Walker. It will take the recommendations from the assessment as well as information in the Natural Hazard Mitigation Plan which includes additional infrastructure that has been identified at risk from rising sea levels.

In addition, targeted outreach will be done to the communities in the area of the most impact. There are approximately a half dozen roads along the Bay that could be difficult to access due to sea level rise and storm surge scenarios causing flooding. There is not an imminent danger or threat, but it's infrastructure and should be part of the CIP as a long term plan. As a community looking to improve roads and culverts, the most vulnerable areas should be considered.

There will be a visioning session to share information regarding the projected impacts on Thursday, September 21, 2017; residents living in the area of possible impact will be invited. Septic systems and wells may be a challenge for some of the residents in that area; there may be encroachment with some of those systems. Replacement of a septic system in kind may not be the best solution. They may need to work with the Planning Board for a better location or system.

T. Walker will present the Planning Board with a draft of the Master Plan Chapter at the work session on Thursday, November 09, 2017. Grant funds must be expended by the end of February 2018.

In addition to the roads and culverts that may be impacted, there may be threats to the rail line. There are threats to farm land as well. Greenland's primary concern will be access during emergency situations, or having plans in place, for the flood waters topping roads. The maps don't show houses going under water; the water is lapping at the shore. In addition to the Town's Natural Hazard Mitigation Plan, there will be a section of the Master Plan discussing the Winnicut River Watershed Coalition project (Watershed Management Plan). Maintaining and keeping the buffers functioning is great protection in preventing the flood waters from encroaching.

P. Sanderson asked if the information would eventually be included in the FIRM maps. T. Walker responded that they weren't aware of it happening now. The scenarios included in the assessment were scenarios and not predications. Some of the information is moving so quickly that FIRM hasn't caught up. P. Sanderson next asked about an overlay district. T. Walker responded that was one of the recommendations in the Vulnerability Assessment. The report and maps are posted on the RPC website; M. Fougere recommended that maps of the Bay be available at the meeting on September 21. Reports and maps can be found at: <http://www.rpc-nh.org/regional-community-planning/climate-change/resources>.

If the chapter is tied into the Hazard Mitigation Plan, FEMA has money available for that type of infrastructure related to emergency response. The Town could apply for that type of Hazard Mitigation planning grant funds.

P. Sanderson explained that an overlay district is a district that "floats" over a regular zoning district; there is a special purpose to the district (he used the example of the Aquifer Protection Zone). T. Walker

explained that in this case it would be the incremental rising of water over time. It may also affect the setbacks for pools, decks, etc. P. Sanderson noted it could help the Conservation District; when someone is applying for a wetlands or shoreland permit, the Conservation Commission has the ability to comment.

There was a discussion on where to hold the meeting on September 21; the Town Hall Conference Room may be too small. Notices will be sent out with the emphasis on the Vulnerability Assessment being scenarios and not predictions. They don't want to misinform the public; it's more of a planning exercise to let residents be forewarned and have information relative to their assets.

2. Proposed Zoning Updates

The list for zoning updates to be considered was reviewed. Item 'L', Section 14.4.4 of the Zoning Ordinance, referring to lot merger, will be moved to the 2018 list of zoning changes. M. Fougere will contact RPC about the Breakfast Hill Road build-out.

S. Gerrato would like the following added to the list of Proposed Zoning Updates: extend the Commercial Zone to the Stratham line, increase the specs for roads, contractors should be paying for water and sewage in developments, and a corridor study of Rt. 33 needs to be done.

There was a discussion regarding the specs for roads. S. Gerrato stated that the corners are being broken off when roads are plowed because the shoulders are too soft, and it creates a problem for tarring. P. Sanderson will speak to the Property Maintenance Supervisor about raising the delineation. S. Gerrato stated that if the roads are being torn up due to warm winters, the design had to change. It was suggested that the Road Design and Construction Specifications (Addendum A), Subdivision Regulations, be forwarded to the Planning Board Engineer for comments regarding road profiles and depth.

P. Sanderson would like to add a possible zoning/overlay district for Breakfast Hill Road and a potential sea rise overlay district for the Bay area. At some point, water and sewer will have to be dealt with; currently, Greenland doesn't have water or sewer to connect. It's worth discussing, but the Planning Board can't adopt it if it's not available.

Also suggested were a mitigation corridor, impact fees and off-site improvements. P. Sanderson noted there are limitations to impact fees: there has to be a problem that needs to be solved. Money can only be held for six years; there is a risk the money would have to be returned. Off-site improvements are something the developers could make (example: paying for water lines to be run if they are causing the need for water). To have an impact fee, there would need to be a cost. An example of water on Breakfast Hill Road was used: Breakfast Hill Water Impact Fee. Anyone connecting to the water would be assessed an impact fee to help offset the Town's capital cost.

P. Sanderson used Tractor Supply as an example of off-site improvements: changes made to improve traffic conditions on Rt. 33 were paid for by the developer, not the State or Town. The problem wasn't on their land; however, they had to fix it because it was caused by the development of the land.

Prohibiting wetland crossings could create a problem. If crossing wetlands is prohibited to get to uplands, the Town would lose because it's taking. Most developers are aware know that they need to reduce the amount of impact; the bigger the impact, the Army Corps get involved, another layer of permitting is added, and more costs and mitigation are involved. They try to cross at the narrowest

point—it's less expensive and the permitting is easier. To state "none" is dangerous. M. Fougere noted there has to be a legal foundation.

R. Winsor had concerns about reviewing cottage industry. The Building Inspector will be asked his concern about cottage industry.

P. Sanderson will head the CIP Committee. He also spoke about raising money for conservation land purchases (purchase the problem rather than develop the problem). The Conservation Commission may identify certain areas and people to approach for funding. L. Byergo suggested it include salt water marsh migration and buffers, which will play a key role in saving some of the areas around Great Bay.

3. Approval of Minutes

MOTION: S. Baker moved to approve the minutes of Thursday, June 15, 2017. Second – S. Gerrato; six in favor, one abstain (R. Winsor). MOTION CARRIED

4. Approval of Invoices

MOTION: S. Baker moved to approve payment of the following invoices from the Town budget (a) Fougere Planning and Development in the amount of \$774.60 and (b) Altus Engineering in the amount of \$544.50. From the Planning Board Escrow account to Altus Engineering: \$2,905.28. Second – R. Winsor; all in favor. MOTION CARRIED

5. Other Business

S. Gerrato told the Board that at the recent TAC meeting, project updates were made by David Walker, RPC. They wanted a corridor study done from Exeter to Portsmouth (Rt. 108 to Rt. 33). S. Gerrato wanted the opposite: from Portsmouth to Exeter (Rt. 33 to Rt. 108); the Portsmouth Commissioner was in agreement. D. Walker will take it under advisement.

S. Gerrato updated the Board that the DOT appeal hearing for Robert Parker's driveway will be on July 27, 2017.

P. Sanderson suggested getting the Subdivision and Site Plan Regulations changes done as soon as possible. Zoning changes, which may be much more controversial and difficult, could then move forward. Any zoning revisions that are straight forward could be drafted now. Chair Gerome and M. Fougere will prioritize the list.

The Board was reminded that the September public hearing and Visioning Session have been scheduled for the same date.

6. Topics for Work Session: Thursday, August 03, 2017

There will be a work session on Thursday, August 03, 2017, even though M. Fougere will not be there. *Note: Chair Gerome and S. Baker will also not be at the work session (07.24.2017).*

7. Adjournment

MOTION: S. Gerrato moved to adjourn at 8:08 p.m. Second – R. Winsor; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, August 03, 2017 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, August 17, 2017