



**PLANNING BOARD**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE PLANNING BOARD WORK SESSION**

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Thursday, April 06, 2017 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Scott Baker, Stu Gerome, John McDevitt, David Moore, Paul Sanderson (Selectmen's Rep), Steve Gerrato (Alternate), Catie Medeiros (Alternate)

*Members Absent:* Courtney Homer, Rich Winsor, James Connelly (Alternate)

*Staff Present:* Mark Fougere - Consultant

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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. Reorganization of the Board

MOTION: S. Gerrato moved to nominate S. Gerome as Chairman and R. Winsor as Vice Chairman. Second – S. Baker; all in favor. MOTION CARRIED

MOTION: D. Moore moved to nominate John McDevitt to fill Chip Hussey's seat until March 2018. Second – S. Baker; all in favor. MOTION CARRIED

MOTION: S. Baker moved to appoint Catie Medeiros as an alternate. Second – J. McDevitt; all in favor. MOTION CARRIED

2. Stormwater Management

Eric Weinrieb, Planning Board Engineer, was present to address stormwater management. M. Fougere reminded the Board that a stormwater management amendment for the Subdivision and Site Plan Review Regulations was discussed last year. The amendment will deal with erosion control and drainage. The project was put on hold in order to deal with Zoning Ordinance updates.

The new site for Dance Innovations, 64 Tide Mill Road, was used as an example when applying the proposed stormwater management regulation. The Board reviewed what effects the new regulation would have on bringing a commercial project into compliance. M. Fougere noted it would be easier to bring new sites into compliance than an existing site. M. Fougere stated that the property at 437 Portsmouth Avenue would have been exempt from the proposed regulation; no new development was planned. He also noted that there would have been impact to the site plan for 64 Tide Mill Road.

E. Weinrieb recapped that the existing stormwater regulation dealt with peak rate of run-off and not treatment issues. The current regs are based on '70's technology. The run-off needs to be balanced with increasing the peak rate. Applying the dance studio to the draft regulation, E. Weinrieb reviewed the plan item by item. To bring the site into compliance with the proposed regulation, the cost would be an additional \$2,500 to \$3,000 for engineering, and approximately \$15,000 to \$20,000 in construction.

## DRAFT: SUBJECT TO CHANGE

E. Weinrieb explained the proposed regulation will be in the Subdivision Regulations and Site Plan Review Regulations. M. Fougere further explained that it will be in the Subdivision Regulations; however, it will be referenced in the Site Plan Review Regulations when referring to drainage.

The new PGP (Programmatic General Permit) should not have any impact on the stormwater regulation. P. Sanderson explained that the PGP is a federal regulation from the US EPA; they control stormwater with a Phase II Programmatic General Permit. Waivers from the regulation can be granted by the Planning Board; the applicant would not have to go to the ZBA. All existing conditions for a waiver would apply. P. Sanderson stated that it had to be clear to the applicant they would need Planning Board approval through Site Plan Review.

The stormwater draft is very similar to an AOT, without some of the paperwork. The general intent of the stormwater regulation will be uniform with other towns. The Board will review the draft one more time before going to public hearing. M. Fougere noted that the Subdivision and Site Plan Review Regulations will also need to be revised.

### 3. Topics for Public Hearing: Thursday, April 20, 2017

A Conditional Use Permit for a dock at Brackett's Point will be on the agenda. It is scheduled to go before the Conservation Commission on Wednesday, April 12, 2017.

### 4. Approval of Minutes

MOTION: J. McDevitt moved to approve to minutes of Thursday, March 16, 2017. Second – D. Moore; four in favor, three abstain (S. Baker, C. Medeiros, P. Sanderson). MOTION CARRIED

### 5. Approval of Invoices

MOTION: J. McDevitt moved to approve the invoice from Fougere Planning and Development to be paid from the Town Budget in the amount of \$418.35. Second – S. Baker; all in favor. MOTION CARRIED

### 6. Other Business

Coakley Update: P. Sanderson updated the Board on the Coakley Landfill. There was a meeting with the City of Portsmouth on Monday, April 03, 2017, with assistance from Rep. Messmer (Rye), Senator Morse (Salem), president of the NH Senate; also present was Rep. Cushing (Hampton). P. Sanderson noted that Senator Morse is a Trustee of the State's MTBE fund, and controls the use and disbursement of \$365 million. The fund was initially used as a source to control the water supply issue in Amherst. Senator Morse offered to help the City of Portsmouth and Town of Greenland deal with the potential of a municipal water line to serve residents on Breakfast Hill Road. In addition to dealing with the health and safety of residents on Breakfast Hill Road, Senator Morse didn't want to hear that in-home filtration systems were paid for from the MTBE fund. On a State road, they wanted full infrastructure installation: if Breakfast Hill Road was done, it had to include utilities (water, gas, etc.).

P. Sanderson also stated that the City Manager informed them that Portsmouth has been trying to get Greenland to install municipal water on Breakfast Hill Road for years. The next meeting is scheduled for Friday, April 14, 2017, with Peter Rice and Brian Goetz (Public Works Director and Deputy Director), to start discussions about potential alternatives.

P. Sanderson noted it was going to be a very long, difficult negotiation. There are over 200 potential customers on Breakfast Hill Road. He asked the Board: how long would the golf course remain a golf

## DRAFT: SUBJECT TO CHANGE

course if municipal water is added? There would be a good possibility of another development on that property. There would no longer be the problem of setbacks between the well draw down and septic system. E. Weinrieb noted that the zoning will change based on minimum lot size. P. Sanderson stated that this is the very preliminary stage in talks; however, all of this information would need to be discussed with residents. The Town couldn't move forward with this type of improvement without a complete zoning review of that area. There would be a major impact on the school and emergency services. The water line is great for health and safety, but only if it's managed through the Zoning Ordinance. The Town is not ready for a project of this magnitude; P. Sanderson strongly recommended spending the next year dealing with those issues.

At some point in the discussions/negotiations, a member of the Planning Board should be present. J. McDevitt clarified that funds from the MTBE Trust would be a loan; P. Sanderson agreed, adding that a TIFF district would be a possibility. P. Sanderson responded to J. McDevitt's question about a water line on Breakfast Hill Road: it's what the residents want. J. McDevitt stated that although he understood the concerns and fears of residents in that area, he wanted to know it was actually valid. P. Sanderson responded the only place they were certain of came back with 70 parts per trillion. E. Weinrieb stated that the issue was perception. If homeowners try to sell their property, there is a stigma. Even if there's clean water, it's a question of how long it will stay clean. The properties in that corridor become devalued; P. Sanderson is expecting the Selectmen to see a large amount of abatement petitions. There was also a discussion about Portsmouth's availability of water.

J. McDevitt stated that decisions need to be made based on facts, not perception or fear. P. Sanderson added that if this moves forward, the Breakfast Hill Road neighborhood will be vastly changed. Also discussed was how the water line might be carried over I-95.

J. McDevitt voiced his concern that Senator Innis had not met with the Board of Selectmen and he represents Greenland. J. McDevitt strongly recommended that Senator Innis be invited to meet with the Selectmen. P. Sanderson was in agreement, adding he needed to be part of the discussions. J. McDevitt further noted that Senator Innis is writing legislation and not talking to the Board.

RPC Technical Advisory Committee (TAC) Update: S. Gerrato told Board members that Greenland wasn't included on the list from RPC. He was told that the Town's project would need to have a feasibility study done and it would be different from a regular project. S. Gerrato felt it might be due to the Town's projects costing a great deal of money and there was only \$150 million available.

### 7. Adjournment

MOTION: S. Baker moved to adjourn at 8:45 p.m. Second – J. McDevitt; all in favor. MOTION CARRIED

NEXT MEETING
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Thursday, April 20, 2017 – 7 p.m., Town Hall Conference Room, Public Hearing

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: \_\_\_\_\_