



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, May 03, 2018 – 7:00 p.m. – Town Hall Conference Room

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

Members Absent: Jamie Connelly, Rich Winsor

Staff: Mark Fougere - Consultant

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. Revisions: Site Plan Review Regulations, Subdivision Regulations

M. Fougere reviewed the proposed revisions/additions to the Site Plan Review Regulations and Subdivision Regulations. A copy is on file. He also spoke to Eric Weinreib, Altus Engineering, regarding pavement markings. E. Weinreib didn't think it would accomplish what the Board was trying to do with the edge of pavement deterioration. He felt it was caused by roads being narrower and people driving along the edge vs. when roads were wider. It's a downfall of narrower roads; there is a wider shoulder with the same material. C. Medeiros stated they wouldn't drive into it if a marker was in place. F. Catapano added that a previous Building Inspector required them on bends in the road for plows. P. Sanderson noted that the Town will be installing them when they're available.

S. Gerrato stated the specs should be changed to a minimum width of 24' because the shoulder has to support the edge of the road. It can't be supported with the "gooshy" fill and loam. M. Fougere stated that the same road bed is required 4' out. S. Gerrato continued that if the road is pitched, the water congregates and the shoulder is very soft and very wet. If there's a divot, it doesn't get filled and water seeps under the edge of the road and it breaks. He recommended 4' shoulders strong enough to support the edge of the road. They want to use compacted ground up reclaimed hot top on the edge of the shoulder rather than the material they are using. F. Catapano stated he hasn't dealt with a town that doesn't require the same material as under the road; the road wasn't built correctly if the shoulder gets "gooshy". F. Catapano felt the problem was that the 4' shoulder gets worn out over time from people driving on them and plowing. Towns are supposed to maintain the shoulders every few years, filling it back in and compacting it on the edge. Maintenance is the issue.

S. Gerrato proposed using compacted reclaimed hot top or a binder course of 2 ½" thick pavement on the 4' strip. What's happening now could cost residents hundreds of thousands of dollars over the years. F. Catapano reiterated it's a maintenance issue. Discussion continued about newer roads in Town that are failing. Underwood Engineers has recently done a study on every road in Town.

MOTION: P. Sanderson moved to forward the proposed changes to the Site Plan Review Regulations and Subdivision Regulations to the public hearing on Thursday, June 21, 2018. Second – C. Medeiros; all in favor. MOTION CARRIED

2. Project of Regional Impact

M. Fougere updated the Board that Lonza will be expanding its Portsmouth facility and adding jobs. While great for the community, traffic was a major concern: turning lanes are needed and the Winnicut River Bridge needs to be widened. J. McDevitt strongly advocated for this to be declared a project of regional impact and that the Town needed to be involved. The State and the PDA need to be contacted.

M. Fougere and J. McDevitt suggested a letter from the Planning Board and Board of Selectmen be written to Greenland's State Representative, State Senator, Rockingham Planning Commission, City of Portsmouth, the PDA, and Executive Councilor Russell Prescott (also a member of GACIT). M. Fougere will write a draft for the Town Administrator, Board of Selectmen and Planning Board to review. Chair Gerome would like comments from Chief Laurent and Chief Cresta included as well as pictures during peak morning and evening traffic. C. Medeiros suggested including traffic counts.

3. Topics for Public Hearing: Thursday, May 17, 2018

Topics will include an informal discussion with McDonald's about their proposed changes.

4. Approval of Minutes

MOTION: P. Sanderson moved to approve the minutes of Thursday, April 05, 2018. Second – C. Medeiros; four in favor; three abstain (J. McDevitt, D. Moore, S. Gerrato). MOTION CARRIED

MOTION: S. Gerrato moved to approve the minutes of Thursday, April 19, 2018. Second – F. Catapano; four in favor, three abstain (S. Gerome, C. Medeiros, P. Sanderson). MOTION CARRIED

5. Payment of Invoices

MOTION: J. McDevitt moved to approve payment of the invoice to Fougere Planning and Development from the Planning Board Town budget in the amount of \$1,015.11. Second – F. Catapano; all in favor. MOTION CARRIED

6. Other Business

McDonald's will be submitting information for discussion at the meeting on Thursday, May 17, 2018. They will be doing interior and exterior handicap accessibility renovations as well as a change to the façade.

M. Fougere updated the Board on his meeting with an engineer representing Thurken Development (March Farm Way). They would like to condominiumize the retail lot and back lot, creating two separate parcels (Tractor Supply is on a separate lot). They will eventually be submitting a plan for the back lot.

P. Sanderson updated the Board that Great Bay Drive East and West were accepted as Town roads at a recent Board of Selectmen work session. They were accepted as 18' wide, as they are. The Town received a wetlands permit from DES for improvements to Great Bay Drive West and Willowbrook

Avenue. The Town Attorney is negotiating with the Brackett's for a temporary construction easement so the Underwood Engineering plan can be constructed.

Coakley Update: At the request of S. Gerrato, P. Sanderson told the Board that fish tissue sampling is being done in Berry Brook; deep bedrock testing is also being done. There is a meeting scheduled with the City of Portsmouth, Greenland and Underwood Engineers to discuss the potential of putting a water line down Breakfast Hill Road. That study is in the process of being done. There was a discussion about the costs and problems associated with the water line.

Library Update: P. Sanderson gave an update on the Library. There are two reversionary interests that affect the land: the land is owned by the Clough family and the building was built with money from Carolyn Weeks; P. Sanderson explained the potential problem. Bond Council is checking titles. An architect has been selected.

S. Gerrato told the Board that Glenn Greenwood, RPC, has transitioned to an independent contractor and left the RPC.

F. Catapano discussed requirements for water tests. He would like to keep the current requirements of potable water. The Board discussed voluntary compliance; F. Catapano suggested a letter to residents asking for results of water tests done within the last three years. F. Catapano will ask his contacts for test results; P. Sanderson suggested DES may also be able to supply test results.

7. Adjournment

MOTION: J. McDevitt moved to adjourn at 7:55 p.m. Second – S. Gerrato; all in favor. MOTION CARRIED

NEXT MEETING

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

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, May 17, 2018