



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 WORK SESSION

Thursday, May 18, 2017 – 7:00 p.m. – Town Hall Conference Room

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

Members Absent: David Moore, Rich Winsor, James Connelly (Alternate)

Staff Present: Mark Fougere – Consultant

Also Present: Eric Weinrieb – Planning Board Engineer

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. Projects of Regional Impact

There were no projects of regional impact. However, M. Fougere told the Board that the Town had received a call from a resident who abuts Stratham. There is a proposed five lot subdivision in Stratham off Willowbrook Avenue. M. Fougere has a call into the Planner in Stratham about the project: who's reviewing the plan, is the drainage being reviewed, etc. It was also noted that Greenland is going to be repairing its portion of Willowbrook Avenue. The Town Administrator has sent a letter to the Stratham Planner and Planning Board Chairman about any potential damage to the road; Greenland may ask for a bond.

2. Stormwater Management

E. Weinrieb reviewed the latest draft of the Erosion and Sedimentation Control Standards. The standards were applied, point-by-point, to the Sofia Way subdivision. During discussion, it was noted that Greenland is an MS-4 community.

There should be a spill prevention plan during construction. A subdivision plan would require one after construction. There was a discussion about who manages the stormwater devices. If there is a homeowners association, they can be asked to do the maintenance; however, someone has to be there to make sure the maintenance is done. Greenland does not have a DPW to do the maintaining. As you move away from conveying water from a subdivision to actual treatment devices, more maintenance is required because systems are getting more sophisticated. E. Weinrieb suggested that the Board develop a policy addressing who is responsible for maintenance (example: if the development is under 10 lots, it's maintained by the Town). P. Sanderson suggested adding a covenant to each deed stating that the individual lot owner has an obligation; if they fail, the municipality would step in to do the maintenance and obtain reimbursement.

M. Fougere added that it's important that the designs are done as simply as possible to minimize maintenance. E. Weinrieb stated that rain gardens are minimal maintenance. The Town wouldn't want to maintain the more complex systems (March Farm Way, Lowe's, etc.). Chair Gerome stated that the cost could be prohibitive; E. Weinrieb responded they could use creative design. M. Fougere stated he had added a paragraph (Paragraph 2) that should address the Chair's concerns. E. Weinrieb further suggested that having different frontage on a cul-de-sac might be an alternative.

Members of the Board were in agreement that good guidelines were provided. J. McDevitt mentioned that setbacks for the wetlands could cause a problem. A maintenance plan for the Town may become necessary. P. Sanderson noted that there are older subdivisions with cul-de-sacs that should be rain garden type situations, and the Town would have to confront those. As long as they're public roads, they're probably public maintenance, and it will be more and more expensive as times goes on. Chair Gerome added many are on private property in back yards and access could be a problem. E. Weinrieb responded that there would need to be easements. M. Fougere continued that should be part of the design process; if it's a public detention area in someone's back yard, it's a recipe for disaster.

S. Baker clarified that Chair Gerome's concern was that many rain gardens/detention ponds were on private property and easements would be placed on an individual's property that could affect its value. E. Weinrieb stated that even if the Board apply this regulation to a larger subdivision, it would still require an AOT. This regulation would be used to control the treatment devices between the road/house and the wetlands to balance the runoff; the treatment device would still be there whether or not the regulation was done. The treatment device must be put at the low end of the site.

E. Weinrieb stated that Stormwater Management will be added to Site Plan Review Regulations as well as Subdivision Regulations; waivers could be issued through the Planning Board. M. Fougere added that if waivers were repeatedly requested for the same section, it should be reviewed for revision.

P. Sanderson asked if there would be a list of best management practices, or referral to other sources where BMP's could be located. E. Weinrieb referred to Item 3 in the draft. The same reference to the manual will be made in Item 1. M. Fougere stated that BMP's are referred to in the glossary and that a link will also be added.

Chair Gerome stated that there should be further clarification of wetland setbacks in the Wetlands Ordinance, particularly the 75' tidal and surface water setbacks.

Stormwater Management is one set of regulations that will apply to the Site Plan Review and Subdivision Regulations. M. Fougere explained that anything relative to drainage will be removed. In the Site Plan Review Regulations, drainage will be referred to Subdivision Regulations or vice versa. Minor subdivisions (three lots or less) will be exempt. The Board was in agreement to move the Erosion and Sedimentation Control Standards to public hearing on Thursday, June 15, 2017.

MOTION: J. McDevitt moved to forward Erosion and Sedimentation Control Standards to public hearing on Thursday, June 15, 2017. Second – C. Homer; all in favor. MOTION CARRIED

3. Approval of Minutes

MOTION: S. Baker moved to approve the minutes of Thursday, April 06, 2017. Second – J. McDevitt; six in favor, one abstain (C. Homer). MOTION CARRIED

4. Approval of Invoices

MOTION: J. McDevitt moved to approve payment of the following invoices: \$986.70 from the Planning Board Town Budget to Fougere Planning & Development; \$671.35 from the Planning Board Town Budget to Altus Engineering; \$1,326.12 from the Escrow Account to Altus Engineering. Second – S. Baker; all in favor. MOTION CARRIED

5. Other Business

- M. Fougere updated the Board on 75 Tuttle Lane, a single family home. They received a Conditional Use Permit several years ago from the Planning Board to grade area within the wetland buffer for a driveway, shed, walk way, etc. The owner recently submitted a new, revised design that reduces the impact on the wetlands on one side of the property. The driveway is no longer in the buffer; the amount of disturbance within the buffer has been reduced from the previous approval. The owners were at the Conservation Commission meeting on Wednesday, May 12, 2017, and members didn't have any problems with the revised plan. Chair Gerome stated that the issue before the Board was if the project needed to come back to the Planning Board as an application, or was the Board okay with the revised plan without review. He noted that they are changing the Conditional Use Permit. P. Sanderson stated that the use is not changing; M. Fougere added there is one less bedroom. The use is not changing, is less intensive and the impacts on the wetlands have been removed. P. Sanderson suggested that the Board could exercise discretion and say "okay", which can be done with a Conditional Use Permit.

MOTION: S. Baker moved that the Planning Board did not need to review the application for a Conditional Use Permit for 75 Tuttle Lane. Second – J. McDevitt; all in favor. MOTION CARRIED

- M. Fougere received a long outstanding item letter regarding March Farm Way from Altus Engineering (copy on file). Plantings were done last year and a number did not survive; there were several other areas of concern mentioned in the letter. M. Fougere has sent the owner an email requesting a schedule to address the outstanding issues. A bond is being held.
- P. Sanderson updated the Board on the status of the water line on Breakfast Hill Road. The Town has been working with the City of Portsmouth on the draft of a conceptual plan. There is a MTBE Fund available through the State; Amherst has been accessing that fund for water line extensions due to PFC contamination. Senator Morse, Senate Chairman, invited Portsmouth and Greenland to submit an application for grant funding. This project will require approximately 41,000 linear feet of water line. The estimated cost is \$13.5 million to \$16.5 million; Portsmouth and Greenland would each repay approximately 25% of the grant. The cost to Greenland could be \$2.5 million to \$3 million. That doesn't include the cost for residents to connect: the estimated cost by Underwood Engineers is \$6,000 to \$11,000 per house. Portsmouth may also charge a system improvement fee of \$1,300 per house. There are approximately 237 potential customers in the Breakfast Hill area. Note: These are all preliminary figures.

If properties in the Breakfast Hill Road area are on municipal water, that entire region of the Town will be entirely different in development capabilities. P. Sanderson recommended that if the project moves forward, the Planning Board needs to seriously look at that area. There is the potential for 500 additional houses, creating a significant impact on the school. P. Sanderson also mentioned the 55 acres of Town-owned land near the Coakley Landfill, behind Sanctuary Care in Rye. That area could become a site for work force housing with municipal water. The Board needed to carefully look at the potential of the Breakfast Hill Road area as part of the planning process.

- House Bill 463 allowing DES to lower ambient ground water standards from 70 parts per trillion has passed the Senate and is going to the Governor's desk. If it's signed, and DES lowers the standards, that will radically change the liability picture.
- Revisiting TIF Districts has been suggested by a Selectman. This is another planning issue the Board may need to consider.
- Legislation to hold the responsible parties accountable for the water situation has not passed. P. Sanderson stated it may be in limbo and die in committee.
- S. Gerrato suggested no wetland crossings be considered. P. Sanderson responded that wetland crossings are approved by DES under State law. He also suggested that the Board could look at impact fees. M. Fougere explained that impact fees would be Town-wide; a TIF District is a selected area. S. Gerrato suggested that a waiver for a wetland crossing should require the applicant to increase twice the square footage of rain gardens or wetlands as they're taking to protect the future.
- The Board is not interested in having meetings live-streamed on YouTube. P. Sanderson explained that the Selectmen have been approached about live-streaming meetings on YouTube rather than the Comcast PEG channel. J. McDevitt stated that he wanted residents to be informed, however, they also needed to be present at meetings and participate in the process.
- S. Gerrato reviewed RPC happenings with the Board. At the TAC meeting, Becky Ohler (DES) announced that the State will be receiving \$30 million from Volkswagen because of nitrate oxide poisoning of the atmosphere. Projects involving diesel trucks can be submitted to her. The Board suggested that M. Fougere contact her about the Truck Stop.
- S. Baker gave a brief update on the RPC Workshop for Planning Board members that he and C. Medeiros recently attended.

6. Topics for Work Session: Thursday, June 01, 2017

There was a brief discussion about the work session scheduled for Thursday, June 01, 2017. The Board was in agreement that the meeting be cancelled. P. Sanderson suggested that M. Fougere could work with the Building Inspector on his updates to the Building Regulations during that time; those could be discussed at the July work session. S. Gerrato would like to pursue no wetland crossings; M. Fougere responded that there could be property taking ramifications.

MOTION: C. Homer moved to cancel the work session scheduled for Thursday, June 01, 2017. Second – J. McDevitt; all in favor. MOTION CARRIED

7. Adjournment

MOTION: J. McDevitt moved to adjourn at 8:20 p.m. Second – S. Baker; all in favor. MOTION CARRIED

NEXT MEETING

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

Respectfully Submitted: Charlotte Hussey – Secretary to the Boards

Approved: Thursday, June 15, 2017