



# PLANNING BOARD

Town of Greenland • Greenland, NH 03840  
11 Town Square • PO Box 100  
Phone: 603.431.3070 • Fax: 603.430.3761  
Website: greenland-nh.com

## MINUTES OF THE PLANNING BOARD WORK SESSION

---

Thursday, April 05, 2018 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Frank Catapano, Jamie Connelly, Stu Gerome, Paul Sanderson (Selectmen's Rep), Catie Medeiros (Alternate)

*Members Absent:* John McDevitt, David Moore, Rich Winsor, Steve Gerrato (Alternate)

*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. Cole Haan: South End Truck Yard Project

Cole Haan requested to meet with the Planning Board regarding a truck yard project. However, they would like to meet with their environmental consultant before addressing the Board. In the rear of the property, 150 Ocean Road, trailers and containers are stored on an existing gravel parking lot. They are not going to increase the size of the area; they would like to use hard-pack, and smooth and level it out for a flatter area. They will contact M. Fougere next week.

P. Sanderson reviewed Section 3.3.1 of the Site Plan Review Regulations with the Board. The Building Inspector was concerned that the millings would compact over time and effect stormwater runoff. In his review, he stated that the improvements encompassed 27,000 sq. ft. P. Sanderson stated that the Building Inspector must make his findings based on Section 3.3.1, and advise the Board. C. Medeiros asked about a site walk; P. Sanderson responded it could be done if the Board took jurisdiction. M. Fougere noted that if they met the criteria, they wouldn't need to go to the Board. If the area has grown over time and never been approved, they will need site plan approval. If it's just changing the top material to dress it off, review would not be needed. The Board will need to review the Building Inspector's findings prior to making their decision.

### 2. 2018 Goals

Goals for 2018 were reviewed. M. Fougere suggested updating the Subdivision Regulations and Site Plan Review Regulations sooner rather than later. Items included in the discussion:

#### Subdivision and Site Plan Updates

- Improve roads in subdivisions (specs): a trend in minor subdivisions is waivers for 24' to 22' roads; sides of roads are not holding up, a possible cause may be from plowing; newer roads are starting to crack and/or buckle; P. Sanderson wasn't aware of anything in the road analysis done by Underwood Engineering indicating those conditions. Chair Gerome stated it's a delineation problem during the first snowstorm for plows. F. Catapano stated in the Falls Way development they used

metal rods with reflectors to delineate the road for plows. Chair Gerome suggested it should be a Subdivision Regulation that roads are required to be marked as part of the acceptance as a Town road (edge of pavement marker). F. Catapano suggested 5' off the edge of pavement so the shoulders can be plowed. J. Connelly asked if something should be put into the budget to have the sides of existing roads marked. P. Sanderson will mention better standards for delineator posts, pavement markings, etc., to the Board of Selectmen.

- Water test results: P. Sanderson was in agreement that increasing requirements for water test results Town-wide could be moved to the Selectmen's Ordinances, adding a test for arsenic. The ordinance would require water testing before the transfer of property, both existing and new. This would enable people to have a baseline of their water quality. It will also be part of the building permit process.

#### Zoning

- Article II, Definitions, Clarification of Cottage Industry vs. Home Occupation: Major disputes will probably involve shared space (example: duplex/condo units), and the definition will need to be very clear. The Board will review.
- Article XXVI, Mandatory Open Space: It was previously suggested that any major subdivision would have to be a cluster. F. Catapano stated that every piece of land is different: some land lends itself well to a cluster, others don't. Clusters can be great because they tend to reduce road and put all development by area. M. Fougere suggested a waiver clause be added; not every piece of property works but every piece is analyzed. F. Catapano stated on a planning level, a mandatory analysis wouldn't be a bad idea. M. Fougere will write a proposal for the Board to review.
- Feasibility of a Yield Plan: M. Fougere will review as part of Article XXVI. Requirements can be added; needs to be economically viable. F. Catapano suggested concept plans be available at the beginning of the project review.
- Sea Rise Overlay: There had been a discussion based on the results of the Visioning Session for locations along the Bay. P. Sanderson noted that RPC suggested an overlay in the most vulnerable locations, which would be Great Bay East and West as well as anything along the shore of the Winnicut River.
- Impact Fees: M. Fougere explained that impact fees can only be charged for the extra space in the facility; example: fire station, do they have extra bays to grow in? P. Sanderson added there must be identified capital projects and a Capital Improvement Program (CIP); fees had to be used within six years, etc.

#### Other Considerations

- Added - Building Code Enforcement: P. Sanderson noted there have been some issues in the last few weeks and it needs to be updated with the current statutes.
- Added – Capital Improvement Plan (CIP)

Subdivision and Site Plan Regulations can be revised now, and M. Fougere will work on those. Zoning, CIP and impact fees will be reviewed in the summer. P. Sanderson noted that Building Code Enforcement is more technical information that he will have to review. P. Sanderson explained the CIP process to members. If the CIP is done, new lots can be charged an impact fee; the limits are it must be a real project and it must be done within six years or the money is returned to the developer.

### 3. Topics for Public Hearing: Thursday, April 19, 2018

Topics for the public hearing on Thursday, April 19, 2018 were briefly reviewed.

4. Approval of Minutes

MOTION: F. Catapano moved to approve the minutes of Thursday, March 15, 2018. Second – C. Medeiros; all in favor. MOTION CARRIED

5. Payment of Invoices

MOTION: P. Sanderson moved to approve payment of the invoice from Fougere Development in the amount of \$718.35. Second – F. Catapano; all in favor. MOTION CARRIED

6. Other Business

House Bill 1104 was briefly discussed, which would reduce the time DES has to respond to fill and dredge permitting applications.

7. Adjournment

MOTION: P. Sanderson moved to adjourn at 7:52 p.m. Second – J. Connelly; all in favor. MOTION CARRIED

NEXT MEETING
--------------

Thursday, April 19, 2018 – Public Hearing, 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, May 03, 2018