PLANNING BOARD
Town of Greenland · Greenland, NH 03840
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MINUTES OF THE PLANNING BOARD

Thursday, August 20, 2026 – 6:00 p.m. – Town Hall Conference Room

Members Present: Frank Catapano, Heather Droesch, John McDevitt, Dave Moore, Martha Wassell, Phil Dion (Alternate), Mike Adams (Alternate)
Members Absent: Bob Dion, Morris Goodman, Stu Gerome (Alternate)
Staff Absent: Mark Fougere – Consultant
Also Present: Chief Riley Stanchina – Fire Department; Kathleen Babin-Johnson, Chairman, Cindy Hoonhout – Conservation Commission; Residents

Frank Catapano, Vice Chairman, opened the Planning Board meeting at 6:00 p.m. A roll call was taken. It was announced that a quorum was present, and the meeting was being recorded and live streamed.

1. Projects of Regional Impact

M. Fougere noted one project that could be considered regional impact would be 1460 Greenland Road, which was going to be reviewed at this meeting. The proposed project will have less impact than Stop and Shop that was approved years ago for the empty pad next to Target. M. Fougere did not think the proposed project met the criteria for regional impact.

2. **New**
Site Plan Review
480 Breakfast Hill Road (R1, 9: Residential Zone, RCIM District)
Owner/Applicant: Seacoast Family Promise
The owner/applicant is requesting to amend the 2022 approved site plan to remove the requirement to plant eight, 6 feet to 8 feet Norway Spruce along the property line.

Mark Fichera, Seacoast Family Promise, presented their request to amend the site plan approved in 2022, requiring a tree barrier along an adjacent property on Seavey Way. Also present from Seacoast Family Promise were Jessica Parker and Kim Wood. Seacoast Family Promise requested an amendment to the site plan allowing them to remove the requirement to plant eight Norway Spruce along the property line.

Existing Buffer Problems: An arborist has determined that the approved Norway Spruce were impractical because the leach field is in the backyard and the root system could damage it. The existing overhead canopy would also severely limit their growth, particularly during the leafless months.

Abutter Concerns: Steven Beattie, 48 Seavey Way and direct abutter, stated that the existing deciduous tree line provides substantial privacy from late spring through early fall; it becomes transparent from October through April or May. They support Seacoast Family Promise but requested more year-round screening. He added that a six-foot fence might not block views because of the grade differences between the properties.

Alternative Plantings and Fence: Extending the fence approximately 40-feet toward the Beattie's hot tub was discussed. Several members questioned if a fence would provide adequate winter screening. Possible alternatives for trees were suggested: Star Power Junipers, Arborvitae, or other shade-tolerant ornamental evergreens with narrower root systems. The Board emphasized that existing mature trees should not be removed.

The Board requested that Seacoast Family Promise consult their arborist and return with one to three specific planting alternatives, including information on growth, root spread, shade tolerance and availability. Board members were concerned about the impact of tree roots on the septic system. Seacoast Family Promise was asked to return to the Board at the meeting on Thursday, September 03rd.

Jessica Parker stated that their temporary occupancy permit was due to expire. The Board recommended they contact the Building Inspector about extending the temporary occupancy permit.

MOTION: J. McDevitt moved to appoint M. Adams as a voting member for this meeting. Second – H. Droesch; all in favor. MOTION CARRIED

MOTION: H. Droesch moved to continue further discussion of the Amended Site Plan for 480 Breakfast Hill Road (R1, 9: Residential Zone, RCIM District) to the meeting on Thursday, September 03, 2026. Second – M. Wassell; all in favor. MOTION CARRIED

It was noted by the Board that this meeting would not be re-noticed. The meeting will start at 6:30 pm.

3. **Continued**
Subdivision of Land
Moulton Avenue (Residential: Map R9, Lot 8K-1)
Owner/Applicant: Michael Gill
The owner/applicant is proposing to subdivide a 39.12 acre parcel into 8 residential lots. Lots 1 through 7 will be greater than 60,000 square feet and greater than 45,000 square feet of contiguous upland. Lot 8 will be 26.3 acres.

The applicant requested a continuance to the meeting on Thursday, September 17, 2026.

MOTION: H. Droesch moved to continue the Subdivision of Land, Moulton Avenue (Residential: Map R9, Lot 8K-1) to the meeting on Thursday, September 17, 2026. Second – D. Moore; all in favor. MOTION CARRIED

4. **New**
Preliminary Conceptual Consultation
1460 Greenland Road (R21, 44B: Commercial C Zone, RCIM District)
Owner/Applicant: New England Development
The owner/applicant is proposing two retail spaces on the vacant retail pad located next to Target.

Paul Cincotta, New England Development (formerly Packard Development) presented a conceptual proposal for the pad adjacent to Target. Also present were Kurt Sjostedt, New England Development, and Doug Reynolds, LJB Engineering.

Approved and Proposed Uses: The pad is owned by New England Development; Stop and Shop was a ground tenant. The pad was built for a 70,500-square foot Stop and Shop building, which was never built; they withdrew their stores from New Hampshire and the store was never constructed. New England Development is proposing a 49,000 square foot store for Restaurant Depot and an 11,000 square foot adjacent space that is yet to be filled. The total square footage is 60,000 square feet, which is well within the previously approved footprint.

Site Infrastructure: P. Cincotta stated that the parking area, landscaping, lighting, sound wall, access and utility stubs for the former Stop and Shop pad were already constructed. Utilities will be adapted to serve two buildings. The proposed architecture, operating hours, deliveries, lighting and waste-management practices would remain consistent with existing approvals and the center's operating easement. No additional pavement is proposed. The site's snow storage area (this pad) will no longer be available and snow will need to be hauled off the site. Stormwater impacts are not expected to increase.

Traffic and Access: The proposed uses are expected to generate fewer trips than the larger grocery store. After meeting with NHDOT, the applicant hired Vanasse and Associates to conduct a traffic study. Entrance signal timing and related issues will be addressed, with the expectation that they will be seeking an amended driveway permit. No changes are currently proposed to the existing ingress and egress layout.

Restaurant Depot: P. Cincotta was asked how Restaurant Depot would manage their unusually large customer carts, which can be loaded several feet high and may circulate through the parking area. P. Cincotta indicated that cart-management and other operational details would be addressed in the formal application.

Formal Application: New England Development expects to return with a detailed amended site plan within the next six weeks. Restaurant Depot has been identified for the larger space, while the smaller space has no tenant. Architecture and other details for the smaller space will need to return to the Board once a tenant is secured.

5. Preliminary Conceptual Consultation
   1575 Greenland Road (R20, 13: Commercial B Zone, RCIM District)
   Owner/Applicant: Michael Kane - 1575 Greenland Road, LLC
   The owner/applicant is proposing an automotive dealership contingent upon municipal approvals for Motor Vehicle Sales/Leasing.

Attorney John Bosen - Donahue, Tucker & Ciandella, presented a preliminary conceptual to the Board. Also present were Neil Hansen – Tighe & Bond, Brad Johnson – Group One Automotive, Mark Wilkins – BMW Stratham General Manager, Kelsey Kraus – The Kane Company, and Attorney Courtney Vaughan – Donahue, Tucker & Ciandella. They are proposing to redevelop 1575 Greenland Road into a BMW dealership.

Redevelopment Scope: The existing property contains an approximately 49,450-square foot commercial building. The proposed BMW dealership would reduce the building to roughly 46,000 square feet. There will be approximately 50% open space. There will be parking, vehicle inventory, service areas, and deliveries around the building.

Access and Alden Avenue: It was stated that the two existing driveways would be used and the building would remain generally in the existing building location. It was noted that Alden Avenue is in poor condition and they plan to repair and improve it as part of the formal project.

Wetlands and Stormwater: The concept will move impervious areas away from the wetland buffer and locate some development farther to the southeast portion of the site. A wetland scientist will formally delineate the wetlands and establish buffers. The site currently lacks stormwater treatment. The applicant will design treatment to current standards and pursue the required state permitting.

Traffic and Operations: The Board identified the need for a traffic study requiring further analysis that would include site distance, turning movements, and the difficulty of left turns on Rt. 33. The anticipated hours of operation: Service – 7:00 am to 8:00 pm; Sales – 7:00 am to 7:00 pm Monday through Thursday; and 7:00 am to 6:00 pm on Friday and Saturday.

Architecture and Sustainability: Two designs concepts were submitted to the Board. Many members preferred the first concept, which included possible pitched roofs, and asked the applicant to consider materials that fit nearby commercial buildings and the Rt. 33 corridor. They have not pursued LEED certification but agreed to consider solar panels and other environmental measures.

RCIM and Sewer Considerations: M. Fougere explained that a future application must address the RCIM District criteria, including utilities. It was noted that sewer is not currently available in that area. The Town was working with the City of Portsmouth to extend sewer through a Tax Increment Financing (TIF) District. Sewer-related planning will be important for the proposed project.

6. **New**
   Subdivision of Land, Conditional Use Permit
   130 Tuttle Lane (Map R10, Lot 4: Residential Zone)
   Owner: Gove Colton Revocable Trust
   Applicant: Scott Cole, Beals Associates PLLC
   The owner and applicant are proposing a 4 lot subdivision utilizing an existing access with reduced frontage. A Variance for reduced frontage has been granted by the Zoning Board of Adjustment.

F. Catapano recused himself from this application due to a conflict of interest.

MOTION: H. Droesch moved to appoint J. McDevitt as Acting Chairman. Second – F. Catapano; all in favor. MOTION CARRIED

Scott Cole, Beals Associates, presented the proposed project. Also present were Dave Lemieux – Lemieux Builders and Attorney Joshua Lanzetta – Bruton & Berube.

MOTION: P. Dion moved to accept the application for 130 Tuttle Lane (Map R10, Lot 4: Residential Zone) as complete. Second – M. Adams; five in favor, one abstained (H. Droesch). MOTION CARRIED

H. Droesch recused herself from this application due to a conflict of interest. Five voting members remained.

MOTION: D. Moore moved to appoint P. Dion as a voting member. Second – J. McDevitt; all in favor. MOTION CARRIED

J. McDevitt asked S. Cole to review comments from M. Fougere. A copy of M. Fougere's comments and responses from S. Cole are on file.

Application Updates: Drainage information has been included, they have met with the Fire Department and the plan set has been revised. The common driveway includes a turnaround that is acceptable to Chief Stanchina, Fire Department. The applicant may extend the water main and add a hydrant. If that is not feasible, homes will be sprinklered.

Wetland and Drainage Controls: The revised plans identified wetland buffers; field marking will be done before tree clearing or site disturbance. Erosion-control fencing, updated grading and drainage details, stone drip edges, and a bioretention feature along the driveway were added. The common driveway will direct runoff toward a swale and bioretention area before discharge toward the wetland.

Wildlife Review: An environmental consultant, Fraggle Rock, inspected the property after residents voiced concerns about bald eagles and osprey nesting in that area. Fraggle Rock has been on-site several times; their report indicated that 'no individuals or nests were seen during our on-site reviews'. In addition to their on-site review, the US Fish and Wildlife IPaC review did not list eagles, osprey or any other birds of prey or critical habitat on the parcel.

Fire and Access Requirements: There will be a common driveway serving three proposed lots, with a separate access for the rear lot. Truck maneuvering has been reviewed by the Fire Department. The Board requested that the final driveway layout demonstrate that fire apparatus has access. Easement documents for access and utilities, addressing, driveway naming, and compliance with Chief Stanchina's hydrant or sprinkler condition remain required.

J. McDevitt opened the hearing to public comments.

Flooding and Environmental Concerns: Abutters stated that they had observed high water, runoff, wetland conditions, wildlife activity, traffic in the Camp Gundalow area, and concerns about preserving the longstanding tree line. A resident questioned if the project should be treated as a three or four lot subdivision and asked for clarity regarding an older wetlands document. The Board explained several times during the meeting that local regulations do not impose materially different review criteria based on the minor versus major distinction.

Potential Gravesites: Several residents voiced concerns about possible historic or unmarked graves in that area. The applicant responded that state subdivision and environmental review processes screen for those types of issues. If a burial site is discovered, all work must stop, the state must be notified, and a 50-foot setback must be observed. No evidence of a gravesite had been identified by the applicant.

After a lengthy public comments, J. McDevitt closed the public hearing and returned to the Board.

MOTION: D. Moore moved to approve the Subdivision of Land, Conditional Use Permit for 130 Tuttle Lane (Map R10, Lot 4: Residential Zone) with the following conditions: compliance with the grading and erosion control plan, all boundary pins must be set prior to recording or under another arrangement approved prior to occupancy, payment of the required Library Impact Fee for each residence, completion of E-911 addressing, including possible naming of the common driveway, submission of easement documents for access and utilities, and compliance with the Fire Chief's letter requiring either installation of a hydrant or sprinkling of the homes. This plan is consistent with the Town's Site Plan Review Regulations, Subdivision Regulations, and Zoning Ordinance; the Library Impact Fee is required for each residence in this project. Second – P. Dion; three in favor, two against (M. Wassell, M. Adams). MOTION CARRIED

F. Catapano and H. Droesch rejoined the meeting.

7. Approval of Minutes

MOTION: H. Droesch moved to approve the minutes of Thursday, August 06, 2026. Second – M. Wassell; Six in favor, one abstained (P. Dion). MOTION CARRIED

8. Topics for the Work Session: Thursday, September 03, 2026

- Seacoast Family Promise
- Capital Improvement Plan
- Town Center Overlay District
- Electric Vehicle Ordinance Update

9. Other Business

There was no 'Other Business' to discuss.

10. Adjournment

MOTION: H. Droesch moved to adjourn at 8:10 p.m. Second – P. Dion; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, September 03, 2026 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant