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

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

Members Present: Frank Catapano, Bob Dion, Morris Goodman, John McDevitt, Dave Moore, Martha Wassell
Members Absent: Heather Droesch (Selectmen's Rep), Mike Adams (Alternate), Phil Dion (Alternate), Stu Gerome (Alternate)
Also Present: Chief Wayne Bertogli – Police Department; Kathleen Babin-Johnson, Chairman – Conservation Commission
Staff Present: Mark Fougere – Consultant

Bob Dion opened the Planning Board meeting at 6:30 p.m. A roll call was taken. It was announced that a quorum was present, and the meeting was being live streamed.

1. <u>480 Breakfast Hill Road</u>

Seacoast Family Promise was at the meeting on Thursday, August 20, 2026. They requested 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. The Board was concerned about the impact of tree roots on the septic system and suggested several alternatives to the Norway Spruce. Seacoast Family Promise was asked to consult with their arborist and return to this meeting with specific planting alternatives, emphasizing that the existing mature trees should not be removed.

Representing Seacoast Family Promise were Mark Fichera, Jessica Parker, and Kim Wood.

Tree Selection: Seacoast Family Promise reported that their arborist and local nurseries recommended Green Giant Arborvitaes rather than Junipers or Norway Spruce. Arborvitae are better suited for screening and grow faster. It was noted that no planting would provide immediate or complete privacy.

Spacing and Growth: It was clarified that planting arborvitae too closely could cause competition, poor growth and eventual die-off. The Board preferred that trees be planted 15 feet on center; trees were initially expected to be approximately 6 feet to 8 feet tall, noting that it may take several years to provide substantial screening.

Abutter Concerns: Steve Beattie, 48 Seavey Way, explained that the building faces their home and hot tub; privacy protection had been part of the prior approval process. Suggestions included moving the planting line for better sight-line coverage, or adding screening near the hot tub. Installing a fence was also suggested; however, space, grading, shade and the septic system location limited alternatives. Seacoast Family Promise did reach out to S. Beattie with the information about the trees; he agreed on the tree selection. They also placed cones along the proposed tree location and S. Beattie agreed with the distance. They have agreed to purchase eight trees rather than five; the abutter did not feel that five trees were enough. Seacoast Family Promise commented that the third floor of their addition was an attic and not occupied. They also provide blinds, which are always closed.

Seacoast Family Promise explained that their budget was extremely tight. They are expanding the parking lot as well as meeting other Planning Board requirements. The Board Treasurer for Seacoast Family Promise suggested they build a berm and plant the trees on top of the berm. The Planning Board was concerned about the roots; they would not go straight down, they grow go out. In addition, the trees would be closer to the overhang and that would prevent them from growing.

Maintenance Responsibility: There was a discussion about replacement obligations if a tree dies. The planting is part of the approval, and trees have a one-year warranty. No additional long-term replacement was established by the Planning Board.

MOTION: F. Catapano moved to amend the site plan for 480 Breakfast Hill Road (Map R1, Lot 9) Residential/RCIM Zone, submitted by Jones of Beach Engineering, dated May 2022, Project No. 21282, to replace the previously approved Norway Spruce buffer plantings with eight Green Giant Arborvitae, planted 15 feet on center, 6 feet to 8 feet tall, on the condition that the applicant work with the abutter, K. Beattie, to shift the overall planting line closer to or further from Breakfast Hill Road as needed to improve screening, without changing the approved tree count or spacing. Second – J. McDevitt; all in favor. MOTION CARRIED

2. <u>Capital Improvement Plan</u>

Chief Bertogli, Police Department, presented additional capital requests:

Mini-Split Replacement: The upstairs mini-split system at the Police Department is approximately 10 years old. It includes four indoor units and three outdoor units; annual maintenance is approximately $600 to $700. The replacement cost is estimated between $30,000 to $35,000; replacement is expected within three to five years. The preliminary CIP allocation was $12,000 per year for three years, pending actual vendor quotes.

Firearms Replacement: Chief Bertogli reported that the department's six patrol rifles are almost 13 years old and may need to be replaced within four years. The 13 handguns could remain in service for another five years. The estimated replacement cost, which includes optics, lights and related equipment is $31,000: $16,000 for rifles and $15,000 for handguns. There is a potential trade-in value and possible vendor discounts.

Taser and Camera Package: Chief Bertogli requested a five-year taser and camera package that would cover 13 tasers, 13 body cameras, storage, redaction software, training equipment, and virtual-reality systems. The cost is estimated at $54,000 per year (total of $270,000) and would replace obsolete tasers while upgrading the existing body-camera program, which was originally funded by a grant.

Training and Contract Terms: The proposed package includes virtual-reality training scenarios for decision-making, de-escalation, and equipment use as well as training cartridges and replacement equipment under the vendor arrangement. There is an escape clause included in the contract if funding is unavailable; equipment would have to be returned. Grant applications have been attempted and additional funding sources are being investigated.

MOTION: F. Catapano moved to forward the Police Department's combined capital requests for CIP consideration, using preliminary annual amounts of $12,000 per year for three years for mini-split HVAC replacement, $8,000 per year for four years for firearms replacement, and approximately $54,000 per year for five years for a tasers/body-camera/training/software package (Axon), pending submission of a formal mini-split vendor quote and final review by the Planning Board Chairman. Second – M. Wassell; all in favor. MOTION CARRIED

3. Electric Vehicle Ordinance

Stephan Toth, Selectmen and former Selectmen's Representative to the Planning Board, presented revisions to the Electric Vehicle Ordinance. He incorporated prior Board feedback and updates to applicable codes.

Ordinance Revisions: The revisions included a correction to the section title and scope, expanded definitions to include electric vehicle supply equipment and charging ports, and the terminology was changed from electric-vehicle parking spaces to electric-vehicle charging spaces.

Code Alignment: Detailed requirements that duplicated provisions in the National Electric Code, NFPA 5000, and other applicable standards were removed. The Ordinance retains a general requirement that charging infrastructure comply with the most recent applicable local, state, and federal codes so it can remain current as code sections change.

Emergency Disconnects: The Board questioned if emergency electrical disconnects should remain as a separate heading with references to NFPA and UL standards. S. Toth explained that the Ordinance's applicability section already requires compliance with current codes and standards; the detailed duplicate language could remain removed.

Bollard Standards: The Ordinance continues to give the Board discretion over bollards. They are required to be decorative and compatible with the landscape and architectural setting. S. Toth clarified that the intent is to avoid visually intrusive installations such as an exposed bright yellow concrete barrier and allow the Board to judge design suitability.

MOTION: F. Catapano moved to forward the revised provisions of the Electric Vehicle Charging Ordinance to a public hearing on Thursday, October 01, 2026. Second – M. Goodman; all in favor. MOTION CARRIED

F. Catapano left the meeting.

4. Town Center Overlay District

The Board reviewed the draft of the Town Center Overlay District from the July 02nd meeting.

Draft Language: The Board noted that the draft should state that pitched-roof dormers are encouraged rather than using the prior wording for cut-roof dormers.

Permitted Uses: The extent of potential retail uses including hardware stores, repair shops, and convenience stores was questioned. The Board noted that the current language was broad and that specific permitted uses, dimensional standards and design requirements will be addressed in the final Ordinance language.

Parking: The Board raised concerns about parking because the overlay would reduce setbacks and allow businesses. A final parking standard was not adopted; the issue remains part of the Ordinance and public review process.

Mapping and Outreach: The map prepared by RPC was considered clearer without addresses and lot number labels, which would make it visually crowded. The proposed outreach is to publish the packet online and a notice mailed to homeowners and other abutters within the delineated area.

Public Information Hearing: There was a discussion about holding an initial informational public meeting at the meeting on Thursday, October 01st. B. Dion will prepare a brief letter to be sent to residents in that area encouraging attendance. A draft of the letter will be emailed to Board members for review.

5. Topics for the September Public Hearing

Applications for the public hearing on Thursday, September 17, 2026, include: Moulton Avenue development and the Portsmouth Well Site Plan Review.

Moulton Avenue Development Traffic Calming Proposal: M. Fougere informed the Board that he met with the engineer on the site earlier in the day. Road narrowing ideas were discussed; there are different options for a temporary solution that would be put in place in the spring. The proposal would narrow an approximately 26-foot wide section of road to approximately 20 feet for roughly 100 feet. The treatment would use paint and posts so its effectiveness could be evaluated before any permanent road reconstruction. If the narrowing does not work, the alternative would be two speed tables (traffic calming features similar to broad speed bumps) on the downhill section of the road.

6. Consent Agenda

Town Budget: Fougere Planning and Development - $2,509.75
Escrow: Fougere Planning and Development - $288.75

MOTION: D. Moore moved to approve the consent agenda as presented. Second – M. Goodman; all in favor. MOTION CARRIED

7. Approval of Minutes

Approval of minutes from the meeting on Thursday, August 20, 2026, was continued to the meeting on Thursday, September 17th.

8. Other Business

Certified Mailing Fee Increase: It was noted that the applicant covers the cost of certified mailings to abutters. The certified mailing cost has increased from $10 to $10.98 per letter; the Board agreed to increase the cost of the mailings to $15 per letter. The effective date will be for applications due on Wednesday, October 28th with the public hearing date of Thursday, November 19th.

MOTION: M. Goodman moved to increase the cost of certified mailings to $15 per letter, effective with the applications due on Wednesday, October 28, 2026. Second – M. Wassell; all in favor. MOTION CARRIED

9. Adjournment

MOTION: D. Moore moved to adjourn at 7:50 p.m. Second – M. Wassell; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, September 17, 2026 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant