PLANNING BOARD
Town of Greenland Greenland, NH 03840
11 Town Square Phone: 603.380.7372
Website: greenland.nh.gov

MINUTES OF THE PLANNING BOARD

Thursday, August 06, 2026 – 6:30 p.m. – Town Hall Conference Room

Members Present: Frank Catapano, Bob Dion, Morris Goodman, John McDevitt, Dave Moore, Martha Wassell, Heather Droesch (Selectmen's Rep), Mike Adams (Alternate)
Members Absent: Phil Dion (Alternate), Stu Gerome (Alternate)
Also Present: Chief Riley Stanchina – Fire Department; Brian Midura – Budget Committee Chairman; Todd Cadle – Budget Committee
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. Capital Improvement Plan

➢ **Fire Department:** The Fire Department CIP was discussed, with the focus on the replacement schedule, funding, and technical requirements for apparatus. Chief Stanchina explained the technical differences between tanker and pumper trucks, the importance of maintaining ISO ratings, and the potential for grant funding to offset costs. Chief Stanchina will complete the documentation and approval history for cisterns to pursue ISO credit for fire insurance rates.

Mack Tanker Truck Replacement: The Mack tanker truck should be replaced due to its 20-year lifespan, lead time for delivery, and its role in water supply for areas without hydrants. Members discussed whether to recommend immediate replacement or defer, considering the mechanical conditions, safety features, and financial impact. Chief Stanchina will apply for a $250,000 State grant to help fund the replacement tanker. He will also clarify the grant application requirements regarding the purchase commitment.

Ambulance Replacement and Funding: The replacement schedules for the Ford E450 and F550 ambulances were discussed. It was noted that funds are being set aside in the Revolving Fund for these purchases. Chief Stanchina detailed the high usage and shorter lifespan of ambulances compared to fire trucks. Members agreed to recommend using the Revolving Fund for future replacements, ensuring minimal taxpayer impact.

KME Pumper and Other Apparatus Planning: The recommended order year and annual allocation for the KME pumper, Ford F350 pickup, command vehicle, and forestry vehicle were reviewed. It was agreed that funds should be allocated annually for those replacements. Surplus options for the forestry vehicle were discussed, and technical specifications and the usage for each vehicle were clarified. The impact on ISO ratings and operational needs was also discussed.

Forestry Vehicle: There is a possibility that a forestry vehicle could be purchased through a federal surplus equipment program. Chief Stanchina will contact the appropriate agency.

Funding Strategies and Tax Impact: Various funding mechanisms, including capital leases, bonds and annual allocations to spread the financial impact of apparatus purchases were considered. The impacts of those strategies on property taxes were noted as well as the importance of timing purchases to avoid price escalations. The process for warrant articles and capital reserve funds was reviewed.

Final Recommendations and Actions: Recommendations for apparatus purchases and funding allocations, including conditional recommendations based on grant availability for the Mack tanker truck were finalized. The recommendations will be submitted to the Board of Selectmen and Budget Committee. Annual savings requirements were calculated. It was clarified which items would be funded from the revolving funds vs. warrant articles.

➢ **School Capital Requests and Renovations:** CIP requests for equipment and renovations were reviewed and funding limits were clarified.

Equipment Funding Limit: It was noted that requests under $25,000 (examples: freezer, oven, and refrigerator replacements) do not require Planning Board action.

School Resource Officer Renovation Approval: The scope and budget placement of the School Resource Officer renovation was clarified. The Board voted to recommend the renovation, noting that it had not been included in the previous year's School budget. It will be confirmed if the renovation was included in this year's School budget.

MOTION: F. Catapano moved to approve the School Resource Officer renovation. Second – M. Goodman; all in favor. MOTION CARRIED

➢ **Library CIP:** The Library's long-term Capital Improvement Plan was reviewed. The accuracy and necessity of several line items was questioned. The Board deferred recommendations until more information was provided by the Library Director.

Maintenance and Replacement Costs: Proposed costs for roof maintenance, elevator replacement, HVAC and other items were reviewed. There was skepticism expressed about some estimates and the need for annual allocations.

Recommendations Deferred: Due to insufficient information and lack of urgency, the Board postponed recommendations for Library capital items until next year, and requested more detailed explanations from the Library Director.

➢ **DPW Truck Usage and Replacement Schedule:** The condition of the DPW truck and its replacement was discussed. After reviewing the mileage and condition, it was determined that the truck could last several more years. The replacement schedule was extended to reduce the annual savings requirements.

2. <u>Town Center Overlay District (Time Permitting)</u>

Map Updates and Resident Outreach: Rockingham Planning Commission will be contacted to update the overlay district map. Letters will be sent to residents in that district, notifying them of a neighborhood meeting.

Zoning Language and Review: The language for the proposed Town Center Overlay Zone was clarified: pitched roof dormers will be encouraged. Draft questions for resident input will be finalized.

3. Topics for the August Public Hearing

Applications for the public hearing on Thursday, August 20, 2026, include: Seacoast Family Promise, Moulton Avenue development, the BMW dealership, proposed retail stores next to Target, and the Tuttle Lane development.

Seacoast Family Promise (480 Breakfast Hill Road): A landscaping waiver has been submitted by Seacoast Family Promise. They would like to discuss alternatives to the required tree planting due to unsuitable conditions.

Moulton Avenue Development: The applicant has submitted a request to continue to the meeting on Thursday, September 17th.

BMW Garage (1575 Greenland Road): This will be a Preliminary Conceptual discussion. The location of the proposed garage was noted as being in the Residential-Commercial-Industrial-Mixed Use District (RCIM). The Zoning Board of Adjustment actions were briefly discussed.

Retail Store (1460 Greenland Road): This will also be a Preliminary Conceptual discussion. The location is the pad next to Target. The proposal is for two retail stores.

Tuttle Lane Development: The Board was updated regarding development plans, resident concerns regarding eagle nesting areas, and the environmental assessments done by wetland scientists.

4. Consent Agenda

Town Budget: Fougere Planning and Development - $1,489.75

MOTION: F. Catapano moved to approve the consent agenda as presented. Second – H. Droesch; all in favor. MOTION CARRIED

5. Approval of Minutes

MOTION: D. Moore moved to approve the minutes of Thursday, July 16, 2026. Second – H. Droesch; five in favor, two abstained (F. Catapano, M. Goodman). MOTION CARRIED

6. Other Business

- **Smith Farm Enforcement and Environmental Review:** Enforcement issues at the Smith Farm on Newington Road were addressed as well as the environmental concerns about Bourassa Construction operations.

Environmental Concerns and Community Impact: Complaints from residents about dust, noise and potential environmental impacts due to Bourassa Construction were discussed by the Board. Residents were also concerned about stockpiling and material processing by Bourassa Construction.

Legal and Enforcement Actions: The Town Attorney recommended Planning Board involvement to oversee environmental concerns. The Board discussed the need for a site assessment, testing, and compliance with the cease and desist order.

Recommendation for Site Assessment and Monitoring: Altus Engineering and an environmental engineer will be retained to inspect the property, develop a clean-up plan, and monitor the site after the material is removed, including a wetlands evaluation and reclamation.

MOTION: F. Catapano moved to involve the Town Engineer and a wetland scientist to develop a plan that would allow the removal of all materials on site and reclaim the area as soon as possible, and monitor the area for a period of time. Second – M. Goodman; all in favor. MOTION CARRIED

- **Public Hearing Start Time – Thursday, August 20, 2026:** The Board was given the option of starting the public hearing at 6:00 pm rather than 6:30 pm due to the number of applications on the agenda. The meeting will start at 6:00 pm.

7. Adjournment

MOTION: F. Catapano moved to adjourn at 8:15 p.m. Second – H. Droesch; all in favor. MOTION CARRIED

NEXT MEETING

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

Submitted By: Charlotte Hussey, Administrative Assistant