

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, June 30, 2016

The Greenville Planning Board met on **Thursday, June 30, 2016 at 7:00 pm** in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Ted de Winter, Chairman; Scott Tenney, Vice Chairman; Patrick Reardon

Called to Order:

Chairman de Winter called the meeting to order at 7:00 pm. Chairman de Winter welcomed newest Planning Board member Patrick Reardon and thanked him for serving.

Greenville Recycling

Present: Nate Chamberlin, P.E.; Fieldstone Land Consultants; Tim Brown, Applicant (arrived at 7:05pm)

Mr. Chamberlin introduced himself to the Board and stated that Mr. Branon was unable to attend the meeting tonight and he would present in his absence. He stated that it was their wish to obtain approval for onsite construction and to have the plans signed for filing at the Registry of Deeds. He said the plans as submitted have not changed. He said the Selectmen have gone through an extensive review of these plans along with the town's engineer, Underwood Engineering, on the onsite improvements specifically with the water and sewer extensions. He said they met with the Selectmen last night and the Selectmen approved the project to go forward with a caveat that there will be a pre-construction meeting and a bond posted for the water and sewer. He said that all the items listed from Underwood Engineering were "construction" related and have been met or will be met.

Vice Chairman Tenney stated that the Selectmen will instruct the Code Enforcement Official to oversee this and be their adversary on the construction process. He said that the Selectmen do not operate independently on this.

Mr. Chamberlin stated that there will be an estimate on the inspections and the applicant will put money in escrow for the project plus his client will post a bond. He said if the Planning Board wants a bond for the remainder of the road work, the Selectmen left that up to you. He said it would be their preference to build it and bond whatever remains at the time of the Certificate of Occupancy.

Chairman de Winter asked about the road construction onsite. Mr. Chamberlin referenced the plans where the applicant will rebuild a portion of the road. He went through the plans and described the construction phases.

Mr. Chamberlin stated that Mr. Branon met with the Road Agent who felt that they were providing a road "above and beyond what the town requires for standards" and promised to provide a letter. He said that as of this date, they have not received that letter.

Discussion followed regarding the road layout and how traffic (i.e. trucks) would enter and exit the site. Mr. Chamberlin provided a recap of how the construction would be phased out and how it is broken down by their permits received. He said they have their Alteration of Terrain permit which allows them to move onto Phase II. He said Phase III is the dredge and fill permits and the remainder of the site work and that is the only State permit they don't have. He said Phase IV is the building which is going to require a solid waste permit.

Chairman de Winter questioned whether the Board approved this subject to? Vice Chair Tenney stated "yes" – it was back in December on a conditional approval only. He said during numerous meetings thereafter, they have met our conditions required by the Planning Board and these were noted on the plans.

Vice Chairman Tenney stated that the last item that the Planning Board was waiting for was Underwood Engineering's review for the water flow of the easement for the water and sewer through this property up to the Hemlock Hills project.

Mr. Chamberlin assured the Board that Underwood has "blessed" the plans and it was approved by the Selectmen last evening.

Mr. Chamberlin provided a copy of Fieldstone's letter dated June 27, 2016 that documents how they addressed the comments in Underwood Engineering's review of the application. He stated the letter details specific responses to their concerns.

Vice Chairman Tenney updated Chairman de Winter on what occurred at the May 26, 2016 Planning Board where Mr. Branon met with the Board and requested approval to begin site walk for Phase I. He stated a motion was made but failed to move forward due a last minute submission of a letter to the Board of Selectmen which was not acted upon due to the late submission. BOS Ex-Officio refused to act on the motion until he had sufficient time to review the letter.

Mr. Chamberlin stated that the Selectmen approved the project with a list of recommendations during their meeting last night (June 29, 2016) which is all construction related.

Member Reardon stated that he has read all the previous meeting minutes and understands why the decision was delayed by the Selectmen.

Chairman de Winter asked if any changes were made since the last time they were present. Mr. Chamberlin stated "yes" in order to address the Selectmen's concerns. Mr. Chamberlin and the Board went through the plans page by page as it pertains to flows, water & sewer capacity and construction details. Chairman de Winter asked why the Selectmen were involved. Vice Chairman Tenney stated that it was because the Selectmen are the Water & Sewer Commissioners for the town. Mr.

87 Chamberlin stated they were the Board to approve "only water & sewer". He said that his client will
88 post a bond for this and the Selectmen will manage that as well as inspections.

89 Chairman de Winter questioned when their full operational target date was. Mr. Brown stated that he
90 would post the bond for the water & sewer and would like to begin on Tuesday, July 5, 2016.

91
92 Discussion followed regarding the construction of the road. Mr. Brown stated that heavy equipment
93 will be traveling along that road so he wants to ensure that the road is sufficiently built to handle the
94 traffic. He assured the Board that he would follow any guidelines that the town wants. Chairman de
95 Winter stated that the town should not accept the road if it isn't built to road standards so that may
96 lengthen the bonding process. Mr. Brown stated that he could have a bond in place as early as next
97 week.

98
99 Vice Chairman Tenney recommended that the bond last at least one year from when they begin
100 construction through the rest of the summer, into the fall and then into the winter and then come back
101 to the Planning Board when the top coat is laid with final paving in place. He said at that time,
102 discussion can be held as to the release of the bond. Chairman de Winter felt that Mr. Brown should
103 be able to begin work even if the bond is not obtained until later in the week. Member Reardon
104 agreed. Mr. Brown stated that he can't turn the road over until it is complete. Member Reardon felt
105 that the applicant shouldn't have to "spin his wheels" any more than he has to.

106
107 Vice Chairman questioned whether the Planning Board would require him to bond the entire road
108 portion or just the remainder of the road. Chairman de Winter asked what the total footage would be.
109 Mr. Brown replied it was 1208 feet by 24 feet. The Board wanted it to be the remaining portion.

110
111 Chairman de Winter questioned whether the Planning Board should motion to approve subject to the
112 bond. Vice Chairman Tenney stated "yes" because the Planning Board is approving the plan as
113 submitted and changing from conditional approval to a full approval provided a bond is received for
114 the final top coat prior to a Certificate of Occupancy.

115
116 Hearing no other comments, Chairman de Winter called for a motion.

117
118 MOTION:

119 Vice Chairman Tenney motioned to change the approval from conditional to full approval of the plan as
120 submitted on the condition that a bond is received for the remaining top coat portion of the road prior
121 to a Certificate of Occupancy of the operational facility, Member Reardon 2nd. *VOTE: All in favor.*

122
123 Members signed the paper copies of the plans. The mylar copy will be provided for Chairman de
124 Winter to sign in order for it to be filed with the Hillsborough County Registry of Deeds. Mr.
125 Chamberlin will hand carry the mylar copy directly to Chairman de Winter's home. Vice Chairman
126 Tenney will ensure that the Assessing Department will get a signed copy.

127
128 Deb will scan and email each member a copy of the June 27, 2016 letter provided by Fieldstone.
129

MINUTES:

Chairman de Winter signed the approved minutes of March 24, 2016 & April 14, 2016. Members approved the minutes of April 28, 2016. The minutes of May 26, 2016 were tabled until the next meeting.

RULES OF PROCEDURES:

Chairman de Winter requested to postpone discussion on this until after the summer months. He questioned whether the Board needed to institute these procedures being such a small town.

He recommended that there be no meeting in July and to have the next Planning Board meeting on August 11, 2016.

Vice Chairman Tenney reminded the board that they will continue discussions on the Master Plan after the summer.

ADJOURNMENT:

Vice Chairman Tenney motioned to adjourn at 8:00 pm, Member Reardon 2nd. *VOTE: All in favor.*
Next Meeting: Thursday, August 11, 2016 at 7:00 pm.

Respectfully Submitted,
Debra A. Butcher


APPROVED BY:
Greenville Planning Board



Ted de Winter, Chairman



Scott Tenney, Vice Chairman



Patrick Reardon, Member

Steve Spratt, BOS Ex-Officio – **ABSENT**