

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, July 27, 2017

The Greenville Planning Board met on **Thursday, July 27, 2017 at 7:00 pm** in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Chairman Ed White, BOS Ex-Officio Scott Tenney, Member Michael Sadowski & Miles Horsley (arrived at 7:30 pm).

CALLED TO ORDER:

Chairman White called the meeting to order at 7:00 pm.

PUBLIC HEARING – CASE #: PB002-062217

GREATER WASTE SOLUTIONS LLC, FITCHBURG ROAD (NH ROUTE 31), GREENVILLE, NH – TAX MAP 2, LOTS 17-1, 17-2 & 37-1, NON-RESIDENTIAL SITE PLAN

PRESENT: Chad Branon, P.E., Fieldstone Land Consultants PLLC; Glen & Julie Shaw, owners; many abutters & interested parties (see attached attendance sheet).

The public hearing notice was read into the record:

Notice of Public Hearing: Notice is hereby given that a public hearing will be held on Thursday, July 27, 2017 at 7:00 pm in the Town Hall meeting room, Chamberlin Street, Greenville, NH concerning a request by Greater Waste Solutions LLC (Applicant) for a Non-Residential Site Plan. Applicant is proposing a waste recycling facility on Route 31, Fitchburg Road, Greenville, NH, Assessor's Map: 2-17-1, 2-17-2 & 2-37-1 in the Commercial District. Case #: PB002-062217

Chairman reported that the Planning Board conducted their internal review at their July 13, 2017 meeting. He called for a motion to accept the application as complete, S. Tenney moved, M. Sadowski 2nd. *VOTE: All in favor. Motion passed.*

Mr. Branon introduced himself to members of the Board and stated that he would be representing Greater Waste Solutions LLC for a Site Plan approval for a solid waste storage/transfer facility and a scrap metal collection recycling facility. Mr. Branon walked through the plan set that was submitted and said that the first sheet gives an overview of the plans and where the project is in town which is just North of the intersection of Route 123 & Route 31 and is situated on the East side of the highway.

He said the 2nd sheet of the plan set consists of an existing conditions plan and believes that members of the board are familiar with this site as the applicant has been before the Board in the past.

42 He stated that there is an existing gravel area on the property where scrap metal materials are located.
43 Mr. Branon stated that the topography of the site is composed of mainly mild slopes with small hills
44 and areas draining to a large wetland area that surrounds the East side of the site. He stated that the
45 site is divided into two primary drainage areas discharging to two observation points. Discussion
46 continued regarding runoff, storm water management systems and erosion control. He said that the
47 property is all upland area and is usable land.

48
49 Mr. Branon moved onto sheet 3 which is the overall site plan development and said they are proposing
50 to maintain the existing entrance to Route 31. He said this is a limited access way along the State
51 highways where properties need to be serviced by one common driveway and he pointed to where
52 they chose to maintain that.

53
54 He said there are three main uses to the property and described each use: transfer station use, solid
55 waste use & scrap metal recycling use. He said the proposed building is a 20,062 square foot building
56 to be located behind the existing office. He said they have proposed ample parking which means the
57 local parking calculations are met for the site plan. He said they are showing the existing foundation as
58 a future maintenance building which would take care of any equipment on site.

59
60 He stated that the proposed layout allows greater access around the site and free travel movement for
61 all vehicles. He said a lot of thought went into this layout to minimize any traffic conflicts. He reported
62 that they would be updating their Department of Transportation permit with the change of use that is
63 currently pending.

64
65 He said the storm water management being proposed will be handled by two storm water basins. One
66 will be situated in the Northwestern corner of the property with a detention basin. He said the site has
67 been designed to capture and mitigate all storm water flow. He said a site like this is highly regulated
68 by the State through a number of permits, one of which is the Alteration of Terrain permit. He assured
69 the board that everything will be conveyed and routed through these two areas prior to being
70 discharged offsite.

71
72 For the utilities on site, they are proposing a water line extension from Pleasant Street running down
73 Fitchburg Road to the site. He stated that they received comments from the Fire Department requiring
74 fire hydrants to be located on the North side for domestic and fire suppression. He said they will also
75 have a municipal sewer connection for the building and an electrical connection. Mr. Branon stated
76 they are proposing a site lighting plan with building mounted lights which complies with the local
77 regulations. He said all lighting will be down cast so as not to create lighting pollution and is depicted
78 on the plans.

79
80 Discussion followed regarding erosion and sedimentation control and Mr. Branon stated that it is in
81 their plans. He said that this is a local requirement and is more stringently enforced on the State level.
82 He stated that the remainder of the plans show construction details and stated that they are proposing
83 a security fence around the project. He stated that they will maintain a buffer along the right of way.

Mr. Branon stated that he is in receipt of the comments/concerns the Board spoke of during their internal review with some notational comments that they will address. He acknowledged that the Board requires that Underwood Engineering review the Water & Sewer design elements and he welcomed their involvement as well as to establish an escrow account with the Town in the amount of \$2,000.

He stated that the proposed hours of operation are 7am to 7pm on site Monday through Saturday. He said that while Greater Solutions does not intend to have operational hours on Sundays, they will add that to the plan in the event that the town does require those hours to operate. He said there will not be any hazardous or toxic materials stored on site with the exception of used oil which they may use to heat the building.

He thanked the Board for their time and stated that he would be happy to answer any questions from members of the Board or the public.

Chairman White requested that Mr. Branon define the term "solid waste". Mr. Branon stated that it is household waste and/or anything from a construction site. He said anything taken in from the dumpsters will be brought in and sorted.

Chairman White questioned how many tires would be stockpiled. Mr. Shaw stated that the containers are usually 40 yarders which will be inside and covered and once filled, will be disposed of. Chairman White wanted assurance that it isn't their intention to have 4 to 5 containers of tires on site – Mr. Shaw stated "no". S. Tenney questioned how many containers did they anticipate having? Mr. Glen stated just one.

Chairman White stated that once all the Department of Environmental approvals have been granted and received that copies are forwarded to the town to complete our files. The applicant agreed. Chairman White also informed the applicant that a compliance hearing will be scheduled once the site is finished to ensure the town that what was designed was actually built. The applicant acknowledged that.

Discussion followed regarding the scale capacity in terms of fire vehicles and to have an alternative path in place to get around the site. Mr. Branon stated that this was a valid concern, however in the event of an emergency when emergency personnel arrive on site, the last thing they would be thinking about is damaging any equipment. He said in the interest of preventing any damage, they have put in traffic control measures using barriers so they can enter the site faster.

Chairman White stated the other concern they had was the 100-year flood plan. Mr. Branon stated it was Note # 9 on the existing conditions plan and stated that the property lies entirely outside the 100-year flood plan per the FEMA maps.

Member Sadowski questioned the transfer station times. He asked when the commercial trucks are entering the site at the same time residents are, the entrance doesn't seem that wide to accommodate that for purposes of safety reasons. Mr. Shaw replied that they are planning on widening it. Member

129 Sadowski questioned whether there would be any issue on odor. Mr. Shaw assured the Board that at
130 most the trash would remain on site for a day or two and then hauled off site. He didn't think odor
131 would be a problem. Mr. Shaw stated that he would store the recycling materials until he has a full
132 load but this would consist of cardboard, tin cans, aluminum, wood etc. but not household trash.

133
134 Member Sadowski questioned how residential permitting was to be done. Mr. Shaw stated that he
135 hasn't determined how that would work at this time.

136
137 Hearing no other comments or questions from the Board, Chairman White invited questions from the
138 public.

139
140 Tim Washburn, 66 Main Street.

141 He stated that he lives downwind of the facility and was concerned about odor but didn't think this
142 would become an issue if the loads were leaving the site every day. He had some concerns about the
143 hours of operation since it tends to be a noisy business. He had concerns about it being open 7 days a
144 week until 7 pm and his family needing to listen to alarms and truck noise being problematic. Member
145 Sadowski concurred with Mr. Washburn about the hours and suspected that the hours will exceed the
146 7pm closing time based on traffic.

147
148 Mr. Shaw stated that he put that time in just in case they were needed as his other permits were
149 approved from 6am to 6pm. He stated that he is typically done by 6pm and stated that in the winter,
150 he probably will only be open until 5pm.

151
152 Hearing no other comments from the audience, Chairman White closed the public comments and
153 addressed other Board members on whether they were ready to vote on the application. Mr. Branon
154 stated that they hoped for a conditional approval until they received their State permits and needed to
155 wait until Underwood Engineering provides a favorable review to them as well.

156
157 Motion:
158 Member Sadowski moved to approve a conditional approval for the Non-Residential Site Plan for
159 Greater Waste Solutions pending approval from Underwood Engineering, the Department of
160 Environmental Services, final approval from the Fire Department and incorporation of all the
161 comments addressed in the Planning Board's internal review work session, S. Tenney 2nd. *VOTE: All in*
162 *favor. Motion passed.* Chairman White thanked everyone for attending the public hearing. Deb will
163 send Mr. Branon an approval letter.

164
165 TOWN OF GREENVILLE – PLANNING BOARD SITE PLAN REVIEW CHECKLIST

166 S. Tenney provided a final draft of the Site Plan Review Checklist which incorporated all of the Board's
167 changes/edits/additions made during their work session on July 13, 2017.

168
169 Motion:
170 Member Sadowski motioned to accept the checklist as written, S. Tenney 2nd. *VOTE: Members who*
171 *voted to approve were Chairman Ed White, Member Michael Sadowski & BOS Ex-Officio Scott Tenney.*
172 *Motion passed.*

173
174 MINUTES:

175 Member Sadowski motioned to approve the minutes of July 13, 2017 as written, S. Tenney 2nd. *VOTE:*
176 *All in favor. Motion passed.*
177

178 NEXT MEETING: Thursday, August 10, 2017 with Lisa Murphy – Master Plan Update.

179 The Board voted unanimously to schedule the meeting at 6:00 pm. Deb will contact Ms. Murphy with
180 the start time.
181

182 BOARD DISCUSSION & COMMENTS:
183

184 Greenville Recycling – Site Plan Non-Compliance

185 Chairman White reported that he has received complaints that Greenville Recycling is not in
186 compliance with the conditions set forth in their Site Plan approval. He stated that the Town
187 Administrator has notified him that trucks have been witnessed entering the site prior to their
188 approved hours of operation which are 7am-7pm (approximate time witnessed was at 5:30 am).
189 Member Sadowski stated that he witnessed them operating this week at 5:45 am while leaving for
190 work. The Board requested that Deb prepare a letter notifying Greenville Recycling that they are in
191 non-compliance and email it to Chairman White for his review and signature.
192

193 Hearing no other business from the Board, Chairman White called for a motion to adjourn.
194

195 ADJOURN:

196 S. Tenney motioned to adjourn at 8:15 pm, Member Sadowski 2nd. VOTE: All in favor. Motion passed.
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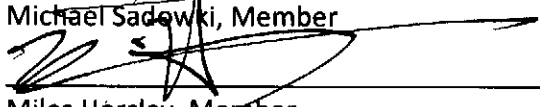
198 Respectfully Submitted,
199 Debra A. Butcher
200

201 APPROVED BY:

202 Greenville Planning Board

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204 _____
205 Edward White, Chairman
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209 Michael Sadowski, Member
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212 _____
213 Miles Horsley, Member
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215 
216 _____
217 Scott Tenney, BOS Ex-Officio
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219 _____
220 Rob Duval, Member - ABSENT