

**Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, May 10, 2018**

The Greenville Planning Board met on **Thursday, May 10, 2018 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 & Member Miles Horsley.

Public in attendance: See sign in sheet.

CALLED TO ORDER:

Chairman White called the meeting to order at 7:05 pm.

PUBLIC COMMENTS:

There were no public comments heard from the audience.

BUSINESS:

PUBLIC HEARING:

Greenville DG, LLC, 83 Orchard Hill ark Drive, Leominster, MA 01453 for a Non-Residential site Plan approval to construct a Dollar General Store on Map 1, Lot 45, Blanch Farm Road, Greenville, NH 03048 in the Commercial/Industrial District.

Present: Austin Turner, Bohler Engineering; Patrick Netreba, Lisciotti Development (future owner)

Chairman White called for motion from the Planning Board to determine that the application and plan submittals are complete.

MOTION: S. Tenney motioned that the submittal is complete, Member Sadowski 2nd. **VOTE:** *All in favor. Motion passed unanimously.* Chairman White stated that the Greenville Planning Board has accepted the plans as complete.

Presentation: Austin Turner, Bohler Engineering

Mr. Turner provided a brief recap of the site plan and layout of the proposed project. He said that based on the work session held, they have updated the plans as reflected from the discussion with the Board. He will review those changes and then will answer questions from the Board and the public.

He began by stating that they are developing the property at 745 Fitchburg Road for a 9100 square foot Dollar General building. He said that Dollar General is a retailer with products similar to a

42 pharmacy like a Walgreens or CVS minus the pharmaceutical component. He said they designed the
43 project consistent with the town's zoning requirements and is considered by-right. He said they are not
44 asking for relief from parking or setbacks. He said they are proposing a single full access driveway off
45 Blanch Farm Road.

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47 Discussion followed regarding parking and Mr. Turner stated that they are proposing 25-30 parking
48 spaces as required by zoning. He stated that they didn't expect all parking spaces to be full at any one
49 time – he felt there may be 5-10 vehicles during peak times.

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51 Mr. Turner stated that the property is challenging to develop due to elevation changes. He said the
52 reason they are proposing to come off Blanch Farm Road is because it enables them to go higher.
53 Discussion followed regarding the topographic aspects and storm water on the property. He said they
54 are planning on putting in catch basins to allow sediment to settle out. Mr. Turner stated that they are
55 proposing public water and sewer, electricity from poles on Route 31 and a private gas service. He
56 said that there will be a very low demand on water as it will usually employees using the restrooms.

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58 Discussion followed regarding landscaping and lighting. Mr. Turner stated that they will be putting in
59 sod in the front area of the building with an irrigation system to maintain the lawn. He said there will
60 be several areas of plantings along the property for screening. He stated that they will install LED
61 lighting with zero projection on the horizontal area. He said that at night, the lighting drops down and
62 eventually goes off with only one light to remain on.

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64 Discussion followed regarding the floor plan layout of the building which the Board requested at the
65 work session. He presented a layout of where the registers would be located and a general idea of
66 where products would be laid out. He stated that the town will be presented with the entire layout
67 once a building application is submitted.

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69 Mr. Turner stated that the Board requested that their hours of operation be noted on the plan and the
70 number of employees. He stated that the hours of operation would be 8am to 10pm Sunday to
71 Saturday and it is identified on the plan with 2-3 employees expected to work on each shift depending
72 on how busy the store was.

73
74 Mr. Turner spoke of snow storage which was a concern of the Board. He said they moved it based on
75 the Board's recommendation off the back of the property. He also stated that they've added a site
76 distance as recommended by Lisa Murphy and per DOT standards.

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78 Chairman White called for questions from the public.

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80 Camilla Hill, 8 Blanch Farm Road, stated her property directly abuts this project and would like to have
81 fencing to screen her from the store along her driveway. Mr. Turner stated that they are proposing a
82 tall fence without gaps in it and it will address her concerns. He said it would be placed at the top of
83 the hill to provide maximum screening.

Tracey Sadowski stated that she had concerns about having the store staying open until 10 pm. She thought that was extreme for a small town. She stated that the area is a "giant mess" and traffic could potentially make the area worse causing accidents. Chairman White addressed this issue and stated that he has requested a safety audit from the State and noted her concern as very valid. He stated that he was "less than pleased with their response" and requested some road modifications.

In response from a question whether there will be a breakdown lane, Chairman White stated that they will be working with the Department of Transportation. Discussion followed regarding traffic counts.

Hearing no other comments from the public, Chairman White closed the public hearing and requested comments from Board members.

Member Horsley stated that he agreed that traffic in that area are concerning to him and very worried about increased accidents. He asked that the applicant and General Contractor in particular be courteous to the abutters during construction.

Chairman White questioned whether the applicant has obtained their water and sewer approval and received their Alteration of Terrain permit. Mr. Turner stated that an AOT is not required for this project because they are not disturbing the area that would require one. He said they are well under that threshold. Town Administrator Tara Sousa reported that Underwood Engineering has reviewed the plans and they had concerns about that. Mr. Turner stated that they do have a comprehensive sedimentation and erosion control plan.

Chairman White stated that the Board of Selectmen are the Water & Sewer Commissioners and are requesting an escrow account be established in the amount of \$5,000. He provided a bill from the Southwest Regional Planning Commission for their review and asked them to provide confirmation to the Selectmen's office that the bill has been paid.

Hearing no other comments or concerns, he called for a motion to approve the Non-Residential Site Plan for Greenville DG, LLC.

MOTION: S. Tenney moved to approve the application as presented with no additional conditions; M. Horsley 2nd. VOTE: All in favor. Motion passed unanimously. Deb will draft a Notice of Decision for the Chairman's signature early next week.

MINUTES:

S. Tenney motioned to approve the minutes of April 12, 2018 as written, M. Sadowski 2nd. VOTE: All in favor. Motion passed unanimously.

S. Tenney motioned to approve the work session minutes of April 26, 2018 as written, M. Sadowski 2nd. VOTE: All in favor. Motion passed unanimously.

BLANCH FARM ROAD CONDO – DRIVEWAY COMPLAINT:

Chairman White stated that the Board received a complaint from David Somero (via SK Ventures LLC) stating that their new neighbor Greenville Recycling has raised the road bed at Blanch Farm Road affecting his driveway. Chairman White provided a plan to Board members and discussion ensued regarding the condo driveway. S. Tenney felt that this was a civil matter only.

MOTION: S. Tenney motioned to require that SK Ventures provide documentation of an easement for access between the properties and recommended that the matter be resolved in the courts because it's a civil matter and for the Board to take no action, M. Sadowski 2nd. VOTE: All in favor. Motion passed unanimously.

DOCUMENTATION RECEIVED:

Lot Line Adjustment & Subdivision Application
Fieldstone Land Consultants – Michael Ploof, L.L.S.
Re: 285-279 Adams Hill Road, Tax Map 3, Lots 31A & 31B

Mr. Ploof was present requesting an opportunity to present the preliminary plans for a Lot Line Adjustment. He stated that based on the 2018 Planning Board schedule of meeting dates and material submittal deadlines, he stated that he met the submittal deadline for a public hearing. Chairman White explained that the Board is now conducting business differently where they are requiring time to review applications prior to conducting a public hearing. The Board understood that the schedule should be removed from the website. S. Tenney recommended that the Board schedule a public hearing in May.

MOTION:

S. Tenney motioned to schedule a public hearing on Thursday, May 24, 2018 at 7:00 pm for the purpose of this application, M. Sadoski 2nd. VOTE: All in favor. Motion passed unanimously.

Deb will send out abutter's notices on Friday, May 11, 2018 to meet the requirements for the public hearing.

ADJOURNMENT:

Member Tenney motioned to adjourn at 8:30 pm, M. Sadowski 2nd. VOTE: All in favor. Motion passed.

NEXT PLANNING BOARD MEETING: Thursday, May 24, 2018 at 7:00 pm

Respectfully Submitted,
Debra A. Butcher

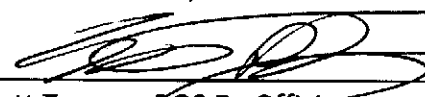
APPROVED BY:
Greenville Planning Board



Edward White, Chairman

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Michael Sadowki, Member



Scott Tenney, BOS Ex-Officio



Miles Horsley, Member