

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, May 24, 2018

The Greenville Planning Board met on **Thursday, May 24, 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. Also in attendance was Town Counsel Biron Bedard.

Public in attendance: See sign in sheet.

CALLED TO ORDER:

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

PUBLIC COMMENTS:

There were no public comments heard from the audience.

BUSINESS:

PUBLIC HEARINGS:

Application for a Lot Line Adjustment: Present: Michael D. Ploof, LLS, Fieldstone Land Consultants, PLLLC

Elizabeth Curdie, 279 Adams Hill Road, Greenville, NH – Assessor's Map 3-31-B & Richard Beaulieu, 285 Adams Hill Road, Greenville, NH – Assessor's Map 3-31-A, Zoned Rural/Agricultural

Application for Subdivision: Present: Michael D. Ploof, LLS, Fieldstone Land Consultants, PLLLC
Richard Beaulieu, 285 Adams Hill Road, Greenville, NH – Assessor's Map 3-31-A, Zoned Rural/
Agricultural

Chairman White stated that the first order of business for the Planning Board would be to accept the applications as complete and he called for a motion.

MOTION: M. Sadowski motioned to accept the applications as complete, M. Horsley 2nd. **VOTE:** All in favor. Motion passed unanimously.

Chairman White opened the public hearings and reviewed the ground rules for the procedure that will be followed. He requested that the public address their questions or concerns directly to the Chairman. He said that the Board will summarize all the facts of the applications at the end of the public hearings at which time the public hearings will then be closed.

Mr. Ploof introduced himself and stated that he was here tonight to present a Lot Line Adjustment and Subdivision plan for Tax Maps 3-31-B & 3-31-A which are in the Rural/Agricultural Zone. A plan was presented showing both lots where 3-31-B was located at 279 Adams Hill Road owned by Ms. Curdie and 3-31-A was located at 285 Adams Hill Road and owned by Mr. Beaulieu. He said that the Curdie lot contains 110 acres and the Beaulieu lot is currently 7.6 acres. Mr. Ploof said the purpose of the Lot Line Adjustment application was to revise the common lot line between 3-31-A & 3-31-B by adding Parcel A to 3-31-A. This means that the Beaulieu lot will then be 25 acres with approval of the Lot Line Adjustment.

Mr. Ploof stated that the next step would be to address the subdivision application of the new lot (3-31-C) which would be 22 acres because the existing lot (3-31-A) will be reduced by 3 acres. He said when they started, they had two lots to begin with and when they're done, they will have three lots.

To summarize his presentation, he stated that the existing lot (3-31-A) went from 7 acres and then reduced to 3 acres, 3-31-B went from 110 acres and then went down to 92 acres and the new lot 3-31-C will become 22 acres. He stated the frontage for each of the lots will be well in excessive of 400 feet: 3-31-A has 533 feet of frontage, 3-31-B has 433 feet of frontage and the new lot (3-31-C) will have 415 feet of frontage.

Mr. Ploof requested that the Board waive the following requirements:

1. Section D.8 – Final Plots showing (b) Topography with sufficient detail to indicate storm water runoff. This application is for the adjustment of the common lines between lots 3-31-a & 3-31-B together with the creation of one new lot. Given that no development is being proposed, request is made that the Board waive this requirement for the large acreage lots of 3-31-B and 3-31-C only.
2. Section D.8. Submission Documents: 1. Final Plats Showing: (c) Streams, seasonal runoffs, brooks, ponds, wetlands. Given the large area size of both lots, the minor nature of this application and that no development is being proposed, request is made that the Board grant a waiver to this requirement for the large acreage lots of 3-31-B and 3-31-C and revised lot 3-31-A.
3. Section D.8. Submission Documents: 1 Final Plats Showing: (i) Soils investigations, including test pits and Hi-Intensity Soils Mapping (HISS). Given the large area size of both lots, the minor nature of this application and that no development is proposed, request is made to grant a waiver to this requirement for the large acreage lots of 3-31-B and 3-31-C and revised lot 3-31-A.
4. Section D.8. Submission Documents: 1. Final Plats Showing: (j) 4000 square foot reserve area. Given the large area size of both lots, the minor nature of this application and that no development is proposed, request is made to grant a waiver to this requirement for the large acreage lots of 3-31-B and 3-31-C and revised lot 3-31-A.

Chairman White questioned whether members of the Board had any questions. There were none from other members, however, Chairman White questioned whether there were any plans of development on this land such as more subdividing. Mr. Ploof answered by stating not to his knowledge, however,

he is aware that Mr. Beaulieu may build a new home on the new lot and possibly rent out the existing house.

Hearing no further questions from the Board, Chairman White requested whether there were any comments from abutters who were in favor of the applications. No comments were heard. He asked if there were any comments from abutters who were opposed to the applications.

Dennis Briefer, 57 Nutting Hill Road, Mason, NH (Greenville abutter) asked what effect did the exemptions have on abutters? Mr. Ploof stated that they will have no effect because it's such a minimal impact. He stated that if there was a lot of wetlands when subdividing lots, wetlands would then play a big role but not in this case.

Mary Sullivan, 57 Nutting Hill Road, Mason, NH asked what the reason was for needing three lots. Mr. Ploof stated that the Curdies want to maintain the remainder of the land and Mr. Beaulieu wants to have two lots to build a new house. Chairman White stated that this was a land sale and the applicant must go through the Planning Board procedure to be granted approval in creating the new lot. Member Sadowski stated that he obtained 20 acres for his own personal property and went through the same approval process.

Marshall Buttrick, 240 Adams Hill Road, Greenville, NH stated that the proposed plan has a series of notes on it and asked if they would be incorporated into the approval. Mr. Ploof gave a brief explanation of each note on the plan and stated that they would be incorporated into the plan for approval.

Discussion followed regarding the onsite septic system and well. S. Tenney questioned whether the well on the revised lot (3-31-B) was still in operation or had it been decommissioned. Ms. Curdie stated that the well was behind the house and is still there and active.

Hearing no other comments or questions, Chairman White closed the public hearing. Town Counsel Bedard advised the Board to vote on the Lot Line Adjustment first, and if approved, move onto the Subdivision application.

Lot Line Adjustment for Tax Maps 3-31-B & 3-31-A:

MOTION: S. Tenney motioned to approve the Lot Line Adjustment as presented, Member Sadowski 2nd. VOTE: All in favor. Motion passed unanimously.

Subdivision Application:

MOTION: S. Tenney motioned to approve the (4) requested waivers for the Subdivision application as presented, Member Sadowski 2nd. VOTE: All in favor. Motion passed unanimously.

Chairman White thanked the applicants and the public for attending the hearing.

Action Item: Deb will prepare the Notice of Decision for the Chairman's signature.

PLANNING BOARD - RULES OF PROCEDURES: Town Counsel Biron Bedard

Town Counsel Bedard reviewed the Planning Board's governance authority and reviewed their Rules of Procedures. Members agreed that their applications and check lists should be modified during a work session incorporating Town Counsel's recommendations.

MINUTES:

Member Horsley provided an amendment to the minutes of May 10, 2018. Motion was made by Member Sadowski to approve the minutes as amended, M. Horsley 2nd. *VOTE: All in favor. Motion passed unanimously.*

Action Item: *Deb will amend the minutes of May 10, 2018 and have them ready for signature at the June meeting.*

ADJOURNMENT:

Member Tenney motioned to adjourn at 8:45 pm, M. Sadowski 2nd. *VOTE: All in favor. Motion passed.*

NEXT PLANNING BOARD MEETING: Thursday, June 14, 2018 at 7:00 pm

Respectfully Submitted,
Debra A. Butcher

APPROVED BY:

Greenville Planning Board

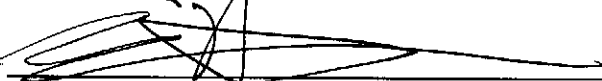


Edward White, Chairman

Michael Sadowki, Member



Scott Tenney, BOS Ex-Officio



Miles Horsley, Member