

1 Town of Greenville, New Hampshire
2 **Planning Board**
3 **Minutes**
4 **Thursday, July 12, 2018**

5
6 The Greenville Planning Board met on **Thursday, July 12, 2018 at 7:00 pm** in the Town Hall, 46 Main
7 Street, Greenville, NH 03048.

8
9 *In attendance were Chairman Ed White; BOS Ex-Officio Scott Tenney, Members Michael Sadowski &*
10 *Miles Horsley arrived at 7:30 pm.*

11
12 Public Present: See sign in sheet.

13
14 **CALLED TO ORDER:**

15 Chairman White called the meeting to order at 7:01 pm.

16
17 **BUSINESS:**

18 Chairman White stated that the Planning Board will hear (4) public hearings tonight. He said that the
19 first two will be for a lot line adjustment with the first hearing is completeness of the application and
20 the next will be for the merits of the application. He stated that the Board will conduct two additional
21 public hearings for a site plan application and as above, the hearings will be for the completeness and
22 for the merits.

23
24 Chairman White read the public hearing notice into the record:

25
26 *The Greenville Planning Board will hold a public hearing on Thursday, July 12, 2018 at 7:00 pm to*
27 *conduct a completeness review of the application for a Lot Line Adjustment by Michael D. Lamare, P.O.*
28 *Box 495, Greenville, NH on Assessor's Tax Maps 2-37-B & 2-37-C, Old Mason road, Greenville, NH.*
29 *Zoned Commercial.*

30
31 **Chad Branon, P.E., Fieldstone Land Consultants – Lot Line Adjustment**

32 **Public Hearing for Completeness Review for a Lot Line Adjustment:**

33 Michael D. Lamarre, P.O. Box 495, Greenville, NH – Lot Line Adjustment on Assessor's Tax Maps 2-37-B
34 & 2-37-C, Old Mason Road, Greenville, NH. Zoned Commercial.

35
36 Mr. Branon presented the site plan concerning the lot line adjustment. He stated that the properties
37 are located off Old Mason Road which are located off of NH Route 31 and provided a locust plan. He
38 stated that the plan shows the lot line adjustment they are proposing on 2-37-B & 2-37-C and stated
39 that Parcel 2-37-B consists of 2.79 acres of land and Parcel 2-37-C consists of 13.490 acres of land. He
40 said what they are proposing to do is to square up the land for the proposed storage complex. He

41 stated that there will be no change to the frontage of either of the lots and both lots will remain
42 conforming.

43 Mr. Branon stated that the completed checklist was submitted with the application and felt the
44 checklist was complete. They are requesting no waivers with this application.

45
46 Chairman White asked if there were any comments from the public on the completeness of the lot line
47 adjustment. Hearing none, Chairman White called for a motion to accept the lot line adjustment
48 application as complete. Member Sadowski questioned whether abutters were notified. Chairman
49 White stated that (1) abutter (Mr. Shaw) was not contacted as his letter was returned as
50 "undeliverable", however, the Board did receive a letter from Mr. Shaw which confirmed that he is
51 aware of the hearing.

52
53 MOTION:

54 S. Tenney motioned to accept the application as complete, Member Sadowski 2nd. VOTE: All in favor.
55 Motion passed unanimously.

56
57 Public Hearing – Application for a Lot Line Adjustment:

58 Chairman White stated that the Board will move onto the merits of the Lot Line Adjustment approval
59 and read the public hearing notice into the record:

60
61 *Notice is hereby given that a public hearing will be held on Thursday, July 12, 2018 at 7:00 pm in the*
62 *Town Hall Meeting Room, Chamberlin Street, Greenville, NH concerning a request for approval for a Lot*
63 *Line Adjustment by Michael D. Lamarre, P.O. Box 495, Greenville, NH on Assessor's Map 2-37-b &*
64 *Assessor's Map 2-37-C, Old Mason Road, Greenville, NH. Zoned Commercial.*

65
66 Chairman White asked if there were any comments from the public. There were none. He asked if
67 there were any questions and/or comments from the Board. Hearing none, Chairman White called for
68 a motion to accept the application for a Lot Line Adjustment as presented.

69
70 MOTION:

71 S. Tenney motioned to accept the application as submitted, Member Sadowski 2nd. VOTE: All in favor.
72 Motion passed unanimously.

73
74 Chad Branon, P.E., Fieldstone Land Consultants – Site Plan Application

75 Public Hearing for Completeness Review of the Site Plan Application:

76
77 Chairman White read the public hearing notice into the record:

78
79 *The Greenville Planning Board will conduct a completeness review of the application for a Site Plan*
80 *application by Michael D. Lamarre, P.O. Box 495, Greenville, NH on Assessor's Map 2-37-B, Old Mason*
81 *Road, Greenville, NH. Zoned Commercial.*

82
83 Chairman White asked Mr. Branon if he has submitted a complete application. Mr. Branon stated
84 "yes". Chairman White asked if Mr. Branon was requesting any waivers. Mr. Branon replied "no",

85 however, they did submit a complete checklist with the formal submission. He stated that they believe
86 they have incorporated all the details that are required for the Board to take jurisdiction for a Site Plan
87 Review. He stated that there are applicable details on the site plans submitted and all meet the Town
88 of Greenville's regulations.

89
90 Member Sadowski questioned whether a waiver was needed for the manager's house. Chairman
91 White stated that it will be discussed during the hearing for the merits.

92
93 Chairman White questioned whether there were any questions or comments from the public on the
94 completeness of the application. There were none. Hearing no comments from the Board, he called
95 for a motion to accept the application as complete.

96
97 MOTION:

98 S. Tenney motioned to accept the application as complete, Member Sadowski 2nd. VOTE: All in favor.
99 Motion passed unanimously.

100
101 Public Hearing – Application for Site Plan Approval:

102
103 Chairman White read the public hearing notice into the record:

104
105 *Notice is hereby given that a public hearing will be held on Thursday, July 12, 2018 at 7:00 pm in the*
106 *Town Hall Meeting Room, Chamberlin Street, Greenville, NH concerning a request for approval for a*
107 *Site Plan application for a self-storage facility by Michael D. Lamarre on Assessor's Map 2-37-B, Old*
108 *Mason Road, Greenville, NH. Zoned Commercial.*

109
110 Mr. Branon directed the Board to the application plan set that depicts the proposed layout for the self-
111 storage facility. He said that the plan contemplates the lot line adjustment so the total acreage for
112 Parcel 2-37-B is shown as 3.302 acres with the former lot line shown.

113
114 Mr. Branon proposed (4) self-storage buildings that are 30x160' totaling 4,800 square feet per building.
115 The total for the project for all four buildings is 19, 200 square feet of self-storage space.

116
117 Mr. Branon presented the plan for access and stated that they were proposing an office and manager's
118 unit for a 2-story building with parking behind the building with a gated entrance.

119
120 Discussion followed regarding storm water management plans. Mr. Branon stated that they will be
121 metered so as not to increase runoff and the plan meets all town storm water management
122 requirements. He stated that a silt fence will capture any sediment from the site.

123
124 *Member Miles Horsley arrived at the meeting at 7:30 pm.*

125
126 Discussion followed regarding lighting on the site. Mr. Branon stated that self-storage facilities
127 generally have low lighting requirements. They will have building mounted LED lights.

Chairman White questioned if there was any questions or comments from the public. There were none. He asked if there were any questions or comments from the Board. There were none.

Chairman White stated that he circulated the plans to Greenville department heads. He received no comments from the Highway or Police Departments, only the Fire Department.

The following comments were received from the Fire Department as follows:

1. Required: NFPA 241 be submitted before construction begins.
2. Required: Building Plans be submitted before construction begins.
3. Required: All paved/compacted areas support a 80,000 pound fire apparatus.
4. Required: Current turning radius are not adequate to accommodate fire apparatus which will hinder fire operations. Fire radius shall be a minimum of 30 feet.

Chairman White stated any waivers from these requirements would need to be approved by the Fire Chief. Chairman White stated that the fire inspectors can present any requested waivers to him. Mr. Branon asked if the Board was comfortable, they would be happy with a conditional approval.

Chairman White questioned whether there will be any outside storage. Applicant & Owner Michael Lamarre stated it is not intended because there is no room for it. The Board asked that there be none.

Discussion followed regarding the conditions of approval. The Planning Board requested that the following conditions be incorporated on the Notice of Decision:

1. Fire Department approval required regarding the turning radius.
2. Note added to the Site Plan that there will be no outside storage allowed.
3. An approval letter from the Water & Sewer Commissioners be submitted to the Planning Board.
4. A Compliance Review submitted upon final completion of the site.

MOTION:

S. Tenney motioned to approve the Site Plan application as submitted with the above conditions, *Member Sadowski 2nd. VOTE: All in favor. Motion passed unanimously.*

Action: Deb will prepare the Notice of Decision letters for the Lot Line Adjustment and Site Plan for the Chairman's signature.

Minutes:

S. Tenney motioned to approve the minutes of June 21, 2018 as written, M. Horsley 2nd. VOTE: Voting in favor of approval were Chairman White, S. Tenney & M. Horsley. M. Sadowski abstained.

Wally's Tree Service:

Chairman White stated that the Board is in receipt of complaints concerning the status of the property where several items were not in compliance with the Town's regulations. He stated there is rubbish

and construction debris on the property that needs to be removed. He said that an aerial photo has been taken and submitted to the town.

Code Enforcement Officer S. Tenney stated that a letter was sent out on July 11, 2018 requesting compliance within 30 days from receipt of his letter. He will provide the Board with the status at the next meeting.

Chad Branon, P.E., Fieldstone Land Consultants

Conceptual Site Plan Discussion – Old Glory Guns & Ammo, Tax Map 1-44-1

Chairman White stated for the record that this was non-binding hearing. Introductions were made concerning representatives from Old Glory Guns & Ammo and the Board.

Mr. Branon stated that they were present tonight for a conceptual hearing only to get the Board's feedback prior to a formal submission. Mr. Branon stated that they are proposing a development on Tax Map 1-44-1 consisting of just over 2 acres of land and that the property was formerly known as the old Cassidy tree removal operation. He said the property is primarily flat and with a gravel parking area. Mr. Branon stated that they have a plan showing the existing conditions on the layout and features and fronts along Sophia's Way. He stated that there is an existing resident on the property now and was part of the Greenville Zoo. Chairman White stated that it is a commercial building and he is not sure how a family was there. Mr. Branon stated that it will be demolished as part of this project.

Discussion followed regarding site operations and shows the parking area for trailers and the storm water management area at the intersection of Fitchburg Road and Sophia's Way. He said a new septic design is being proposed on the southeast side of the site and depicted on the plan.

Mr. Branon stated that they will be submitting a formal application in the near future.

SUBDIVISION CHECKLIST:

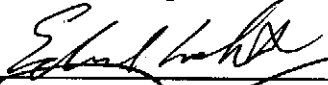
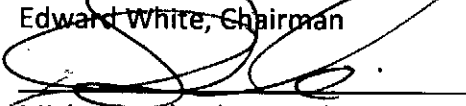
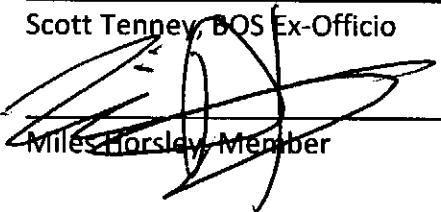
To be tabled to a future meeting. S. Tenney suggested that a work session be scheduled to address the Subdivision & Site Plan checklists. Members agreed to post a meeting for Thursday, July 26, 2018 at 7:00 pm.

ADJOURNMENT:

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

NEXT PLANNING BOARD WORK SESSION: Thursday, July 26, 2018 at 7:00 pm.

Respectfully Submitted,
Debra A. Butcher

214 APPROVED BY:
215 Greenville Planning Board
216 
217 _____
218 Edward White, Chairman
219 
220 _____
221 Michael Sadowki, Member
222 _____
223 _____
224 Scott Tenney, BOS Ex-Officio
225 
226 _____
227 Miles Horsley, Member
228 _____

TOWN OF GREENVILLE, NEW HAMPSHIRE

Planning Board

Phone 603-878-2084

P.O. Box 343 Greenville, NH 03048

Date: 7-12-18

Project Name: Lanare Lot line &
Site Plan

Public Hearing

Sign In Sheet

Helen Burka	
Mike Lanare	
CHAD BRANNON	
Bernie LaPlante	
Dana Ryll	Old Glory Guns & Ammo
Becky Ryll	
Anthony Buxton	
Denise Lang	
Steve Lang	Construction Manager