

1 Town of Greenville, New Hampshire
2 **Planning Board**
3 **Minutes**
4 **Thursday, August 23, 2018**

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6 The Greenville Planning Board met on **Thursday, August 23, 2018 at 7:00 pm** in the Town Hall, 46 Main
7 Street, Greenville, NH 03048.

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9 *In attendance were Chairman Ed White; Member Miles Horsley, BOS Ex-officio Scott Tenney*

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11 **CALLED TO ORDER:**

12 Chairman White called the meeting to order at 7:10 pm.

13
14 **BUSINESS:**

15 Present: Chad Branon, P.E., Fieldstone Land Consultants; Stephen Langley, Langley Construction Co.,
16 Inc.

17
18 Chairman White began the public hearing by stating that the Planning Board will hear two public
19 hearings tonight for applications for Old Glory Guns & Ammo proposed for Fitchburg Road. He read the
20 first public hearing notice for the completeness review into the record:

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22 **Public Hearing for Completeness Review of a Site Plan Application**

23 *The Greenville Planning Board will conduct a public hearing on Thursday, August 23, 2018 at 7:00 pm in*
24 *the Town Hall meeting room, Chamberlin street, Greenville, NH to conduct a completeness review of*
25 *the application for a Site Plan from Langley Construction Co., Inc. (Applicant) & Fieldstone Farm*
26 *Properties, LLC (Owner) for Old Glory Guns & Ammo to be located at 781 Fitchburg Road, Greenville, NH*
27 *on Assessor's Tax Map 1-44-1. Zoned Commercial/Industrial.*

28
29 Chairman White asked Mr. Branon whether the applicant's plan was complete. Mr. Branon introduced
30 himself and stated that he was representing Fieldstone Farm Properties LLC & Stephen Langley of
31 Langley Construction Co., LLC. He stated that his filed application was submitted to the town with a
32 completed checklist and all required fees were paid. Upon hearing that there were no comments from
33 the public or from the Planning Board, Chairman White called for a motion to accept the application as
34 complete:

35
36 **MOTION:**

37 S. Tenney motioned to accept the application as complete, M. Horsley 2nd. *VOTE: All in favor. Motion*
38 *passed unanimously.*

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40 Chairman White read the public hearing notice for the Site Plan Application into the record:
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42 Public Hearing for Approval of a Site Plan Application

43 *The Greenville Planning Board will conduct a public hearing on Thursday, August 23, 2018 at 7:00 pm in*
44 *the Town Hall meeting room, Chamberlin street, Greenville, NH concerning a request for approval for a*
45 *Site Plan Application from Langley Construction Co., Inc. (Applicant) & Fieldstone Farm Properties, LLC*
46 *(Owner) for Old Glory Guns & Ammo to be located at 781 Fitchburg Road, Greenville, NH on Assessor's*
47 *Tax Map 1-44-1. Zoned Commercial/Industrial.*

48

49 Mr. Branon stated that the subject site is situated at the intersection of Sophia's Way and Route 31,
50 also known as Fitchburg Road, and consists of 2.01 acres of land and formerly occupied by Cassidy Tree
51 Removal.

52

53 Discussion followed regarding the land as it was previously used. He said that his client is proposing to
54 develop the property into a new site for Old Glory Guns & Ammo and that would consist of
55 constructing a 7200 square foot building with sufficient parking areas and orient the building so it has
56 good visibility along Route 31. He reported that they will be demolishing the existing structure. He also
57 stated that drainage for the site was straight forward because there is an existing stormwater basin
58 along the front area. His report was included in their application. Discussion followed regarding their
59 stormwater plan for the site. Mr. Branon stated that their proposal shows a future plan for a municipal
60 water connection. He stated that there were questions related to the existing well on the property.
61 Mr. Branon stated the well was not under the building otherwise they would be decommissioning the
62 well and shutting it down, however, since it was a functioning well, they plan on keeping it for possible
63 irrigation purposes.

64

65 Discussion followed regarding Sophia's Way and whether the road was public or private. He said that
66 the road was designed to be a town road but he didn't think the town has accepted it yet so it is
67 currently considered a private road. He said that Haffner's owns three lots on the North side of the
68 road and Tim Cassidy owned the remaining lots on the South side so the mechanics of maintaining the
69 road hasn't changed. He reported that the new owners, Fieldstone Farm Properties, will contribute to
70 the maintenance of the road.

71

72 S. Tenney questioned who had ownership of the road and whether it was a split ownership. Mr.
73 Branon thought the town owned the Right-of-Way on Sophia's Way but they haven't accepted the
74 road so the maintenance of the road will remain with the owners adjacent to it until the town accepts
75 it. He wasn't sure if anyone has even petitioned for the acceptance yet. Chairman White believed that
76 there is a base coat but no top coat so he believed that it hasn't been done.

77

78 Mr. Branon stated that they are proposing a new septic system that will service the new building. He
79 said they are also proposing site lighting that complies with all the town's requirements.

80

81 Member Horsley questioned whether the well was a drilled well. Mr. Branon stated "yes" and added
82 that it had casing and a cap on it. Member Horsley asked if it will be visible. Mr. Branon stated that
83 they plan on putting landscaping around it so it will be protected. Member Horsley requested that
84 during the construction phase that the applicant be courteous to the abutters.

85

Chairman White stated that one of the conditions of approval should be approval of the Water & Sewer Commission and that the Fire Department will need an NFPA 241 filed with them before demolition begins. He said as Fire Inspector, he can meet with the contractor to go over this requirement.

Chairman White called for comments or concerns from the public and the Board. S. Tenney questioned what the hours of operation were because they were not listed in the notes. Mr. Branon stated that the hours would be standard retail store hours (same as the Mason store) and said he will add then to the final plan.

Hearing no other comments or concerns, Chairman White called for a motion to approve the Site Plan application as submitted with the following conditions:

1. Approval of the Water & Sewer Commission.
2. NFPA 241 filed with the Greenville Fire Department before demolition begins.

MOTION:

S. Tenney motioned to approve the application with conditions listed, M. Horsley 2nd. *VOTE: All in favor. Motion passed unanimously.*

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

MINUTES:

The Planning Board tabled the minutes of July 26, 2018 until their meeting on September 13, 2018 when Vice Chairman Sadowski can be present. S. Tenney motioned to accept the minutes of August 9, 2018 as written, Chairman White 2nd. *VOTE: All in favor. Motion passed unanimously.*

APPLICATION DEADLINES:

S. Tenney motioned to table the following agenda items to their next meeting on September 13, 2018, M. Horsley 2nd. *VOTE: All in favor. Motion passed unanimously.*

1. Application Deadlines
2. Subdivision & Site Plan Checklists
3. Rules of Procedures

OTHER BUSINESS:

1. Route 31 Safety Audit – Chairman White stated that the Town did not qualify for the audit because there have been no deaths or multiple serious accidents to support an audit. He provided a copy of a crash map that was done. He said he would be meeting on site with the representative from Southwest Regional Planning when he returns from vacation. Chairman White stated that we will continue to keep this on file.
2. Dollar General – S. Tenney stated that the building permit has been approved and the applicant has paid for and picked up their permit. He said he has the revised plan as a PDF and will make copies for our file. Chairman White reported that he received a complaint that Dollar General was excavating on Greenville Recycling's site. He inspected the site and asked the excavator to

stop until it was determined they were excavating on their own site. He said he received certified maps and the lot lines are accurate. S. Tenney recommended that situations like these be handled as a civil matter, and we approach the situation cautiously as we have no jurisdiction or legal enforcement on matters concerning private properties.

3. 2018 Legislative Update – Chairman White received a summary from the New Hampshire Office of Strategic Initiatives Planning Division for the Board’s review and information.

ADJOURNMENT:

S. Tenney motioned to adjourn at 7:45 pm, M. Horsley 2nd. *VOTE: All in favor. Motion passed unanimously.*

NEXT PLANNING BOARD MEETING: Thursday, September 13, 2018 at 7:00 pm.

Respectfully Submitted,
Debra A. Butcher

APPROVED BY:
Greenville Planning Board

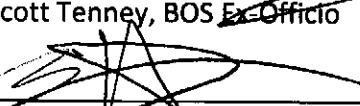


Edward White, Chairman

Michael Sadowki, Vice Chairman - ABSENT



Scott Tenney, BOS Ex-Officio



Miles Horsley, Member