

**Town of Greenville, New Hampshire  
Planning Board  
Minutes  
Thursday, January 10, 2019**

The Greenville Planning Board met on **Thursday, January 10, 2019 at 7:00 pm** in the Town Hall, 46 Main Street, Greenville, NH 03048.

*In attendance were Chairman Ed White; Vice Chairman Michael Sadowski; Member Miles Horsley; BOS Ex-Officio Scott Tenney.*

**CALLED TO ORDER:**

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

**BUSINESS:**

**Chad Branon, P.E.; Fieldstone Land Consultants – Conceptual Discussion – Subdivision Site Plan  
77 Pleasant Street – Map 2-23 & 2-23-1**

Present: Adam Ames, Property Owner

Chairman White welcomed Mr. Branon and Mr. Ames to the meeting and stated that the conceptual plans submitted were an improvement over what was previously submitted.

Mr. Branon stated that they are preparing to submit a formal application soon but wanted to meet with the Board prior in order to capture any comments and/or edits they seemed appropriate for the plan and to update the Board on their progress. He stated that he felt they made significant improvements to the plan to offer very nice housing.

Mr. Branon stated that the total area of Lot 2-23-1 is 5.458 acres is 237,771 S.F. and the area of Lot 2-21 is +/- 22 acres per the Town of Greenville Assessing's Tax Card and the total area of 2-23-1 is +/- 35 acres per the Tax Card. He stated zoning is Residential (R) District. He provided the thoughts that went into the modification layout and showed where the old layout went up through the center of the existing housing of the front lot (2-23-1). He said there was a loop system and were proposing quad and triplex units. He stated that Mr. Ames spent a significant time speaking with realtors and developers in trying to get a pulse for what the public is searching for. As a result of speaking with them there was a lot of feedback relative to having a blend of housing styles available, i.e. duplex, singles, etc. They began to look at this concept.

Vice Chairman Sadowski questioned whether the housing will be purchased or a rental. Mr. Ames stated "purchased" and maintained by a homeowner's association. Mr. Branon stated it would a

42 condominium-style project. Mr. Sadowski questioned whether blasting would occur. Mr. Ames stated  
43 that it would depend upon the topography. Mr. Branon stated that there may be standard ledge  
44 present. Mr. Sadowski questioned who would maintain the road. Mr. Branon stated it would be a  
45 private road maintained by the association so there would be no burden on the town. Me. Sadowski  
46 questioned whether there will be one name on the road or more. Mr. Branon stated there would be  
47 one name but not sure on the entrance.

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49 Chairman White had concerns about the 911 addressing and based on the plan, it may be 77 Pleasant  
50 Street, Units 1,2,3, etc. A lengthy discussion occurred regarding this. Mr. Branon stated that they  
51 would be submitting road names.

52  
53 S. Tenney questioned whether they planned on doing a regular real estate development sign –  
54 whatever they are calling the subdivision. Mr. Ames stated that he is struggling on what the call the  
55 project at this time. He thought he would go the library and look up historic names for possibilities.

56  
57 Mr. Branon stated that for the multi-family buildings served by municipal sewer, the minimum lot size  
58 is proposed for 2 acres per building plus an additional 2 acres for each apartment or family living unit  
59 beyond the first unit with a maximum of six apartments or family units per building. He said the lot  
60 frontage would be 200 feet on an approved Class V road.

61  
62 Chairman White questioned about mail delivery. Mr. Branon stated that there will be a mailroom in  
63 the clubhouse. He said this is common for consistency in these types of subdivisions. Discussion  
64 followed concerning parking.

65  
66 Chairman White liked the design presented tonight and looks forward to the project coming to town.  
67 Mr. Branon stated that they would finalizing a plan and will be submitting a formal application to the  
68 Board in the near future. Chairman White thanked them to coming in.

69  
70 MINUTES:

71 S. Tenney motioned to approve the minutes of November 8, 2018 as written, M. Horsley 2<sup>nd</sup>. *VOTE: All*  
72 *in favor. Motion passed unanimously.*

73  
74 Vice Chairman Sadowski motioned to approve the minutes of December 13, 2018 as written, M.  
75 Horsley 2<sup>nd</sup>. *VOTE: All in favor. Motion passed unanimously.*

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77 FEBRUARY PLANNING BOARD MEETING:

78 The next scheduled Planning Board meeting is scheduled for Thursday, February 14, 2019. Due to it  
79 being Valentine's Day, the Board voted unanimously to change the meeting date to Thursday, February  
80 21, 2019 with a application deadline on January 24, 2019. Deb will post this change on the website and  
81 send this notice out to local engineering companies.

82  
83 BOARD COMMENTS/DISCUSSION:

84 36 Brown Drive – Discussion held on whether the Planning Board was ready to sign off on the dealer  
85 application for the Northeast Drilling Supply company? S. Tenney stated that he is still waiting for the

86 amended site plan which will take care of the change of occupancy requirements and show their  
87 existing conditions. He said once that is received from Fieldstone Land Consultants, a public hearing to  
88 approve the amendments could be conducted.

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90 Hearing no other comments or concerns, Chairman White called for a motion to adjourn.

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92 ADJOURNMENT:

93 M. Sadowski motioned to adjourn at 8:05 pm, M. Horsley 2<sup>nd</sup>. *VOTE: All in favor. Motion passed*  
94 *unanimously.*

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96 NEXT PLANNING BOARD MEETING: February 21, 2019 at 7:00 pm.

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98 Respectfully Submitted,  
99 Debra A. Butcher

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101 APPROVED BY:  
102 *Greenville Planning Board*

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105 Edward White, Chairman  
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109 Michael Sadowski, Vice Chairman  
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113 Scott Teaney, BOS Ex-Officio

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Miles Horsley, Member