

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, May 9, 2019

The Greenville Planning Board met on **Thursday, May 9, 2019 at 7:00 pm** in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Edward White, Chairman; Vice Chairman Michael Sadowski; Member Miles Horsley & BOS Ex-Officio Scott Tenney. Also in attendance was Town Administrator Tara Sousa.

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

PUBLIC HEARINGS:

Present: Chad Branon, P.E. Fieldstone Land Consultants, Adam Ames, property owner, abutters & interested parties (see attached sign in sheet)

Public Hearing for Completeness Review of Site Plan Application:

Chairman White read the public hearing notice into the record:

The Greenville Planning Board will conduct a public hearing on Thursday, May 9, 2019 at 7:00 pm in the Town Hall Meeting Room, Chamberlin Street, Greenville, NH to conduct a completeness review of the application for a Site Plan Application from Adam Ames (Applicant & Owner) for property located at 77 Pleasant Street, Greenville, NH, Map 2, Lots 23-1, 23 21 (Barton's Ridge) for an Open Space Residential Development. Zoned Residential.

Chairman White called for a motion to open the public hearing. S. Tenney motioned to open the public hearing as noted on the public hearing notice, M. Sadowski 2nd. VOTE: All in favor. Motion passed unanimously.

Mr. Branon began discussion by reviewing the check list provided in his application submission. He stated that no waivers were being requested and believes the application is complete as outlined in the zoning ordinance, i.e. building, access points, parking, internal traffic patterns, drainage, signs and lighting, etc. and under the environment section as well.

Chairman White requested comments from the public.

Jonathan Bouley, 10 Ash Street – Mr. Bouley asked if there were copies of multiple designs, i.e. apartments, condominiums and single family plans and overall site plan. Mr. Branon stated that they have been before the Board on a conceptual basis and presented a number of concept options. He said the plan before the Board tonight was a result of their discussions with the Board. They looked at the total area and talked about the minimum zoning requirement and it was determined that the density

42 does comply with the minimum lot size. He said it's over 55 acres of land. He said they agreed to
43 cluster the project behind 77 Pleasant Street and propose a substantial amount of open space.

44
45 In response to a question about the overview of the project from the public, Chairman White stated
46 that it will be addressed during the application for the Site Plan.

47
48 Hearing no other comments or concerns, Chairman White called for a motion to accept the
49 Completeness Review as presented:

50
51 MOTION: S. Tenney motioned to approve the application as complete, M. Sadowski 2nd. VOTE: Voting
52 in favor were M. Horsley, M. Sadowski, S. Tenney & Chairman White. Motion passed unanimously.

53
54 Public Hearing for Application for Site Plan Approval:

55 Chairman White read the public hearing notice into the record:

56 The Greenville Planning Board will conduct a public hearing on Thursday, May 9, 2019 at 7:00 pm in
57 the Town Hall Meeting Room, Chamberlin Street, Greenville, NH concerning a request for approval for a
58 Site Plan Application from Adam Ames (Applicant & Owner) for property located at 77 Pleasant Street,
59 Greenville, NH, Map 2, Lots 23-1, 23 & 21 (Barton's Ridge) for an Open Space Residential Development.
60 Zoned Residential.

61
62 Chairman White called for a motion to open the public hearing. S. Tenney motioned to open the public
63 hearing as noted on the public hearing notice, M. Sadowski 2nd. VOTE: All in favor. Motion passed
64 unanimously.

65
66 Mr. Branon thanked the Board for allowing him to present his proposal and introduced the owner,
67 Adam Ames to the Board. He said he was present tonight seeking site plan approval for an open space
68 style development over two of the parcels (2-21 & 2-23). He presented the plan depicting the lots as
69 proposed. He said both of these properties are situated adjacent to 77 Pleasant Street which consists
70 of three apartment buildings. He stated that Parcel 2-23 is to the west of the property and consists of
71 35.02 acres and has approximately 37.6 feet of frontage along Pleasant Street. He said Parcel 2-21
72 consists of 20 ½ acres of land and has 331 feet of frontage along Pleasant Street. He reported that
73 both of these properties are primarily vacant and wooded. He said the terrain of the site consists of
74 topography that slopes from south to north and the property has some jurisdiction of wetlands.

75
76 Mr. Branon stated that the proposal before the Board tonight consists of a 55-unit open space
77 residential development condominium project and it's called Barton's Ridge. He said the development
78 has been clustered behind 77 Pleasant Street. Discussion followed regarding their proposal to cluster
79 the development and the topography.

80
81 Mr. Branon stated the project will connect to 77 Pleasant Street and will provide two means of access
82 to both properties. He said it will also address visitor parking needs for the new development and
83 overflow parking needs for 77 Pleasant Street. He said access to this development will come through
84 77 Pleasant Street because they felt it was important to use the existing curb cut because it minimizes
85 impacts.

86 He reported that one modification that they agreed to do after meeting with the Fire Department is to
87 put a radius at the entrance so it would be Barton's Way at the entrance and every address would be
88 Barton's Way. He said it would improve E911 addressing sequence.

89
90 Mr. Branon stated the roadways were designed to be 24 feet in width and will curved with drainage
91 systems. He said the project will be served by municipal sewer and water as well as underground
92 electrical and communications. He stated that the municipal sewer connection will be primarily a
93 gravity connection down Pleasant Street. The municipal water extension consists of extending an 8
94 inch water main into the project and it will be looped all the way around Barton's Ridge Road. He said
95 they are also proposing (4) fire hydrants and those locations have been reviewed with the Fire
96 Department.

97
98 Mr. Branon stated that this project also provides for two dedicated parking spaces for each unit – one
99 garage space and one outside and also providing for 34 visitor parking spaces. He felt this was good
100 planning for this project. He said there will also be clubhouse parking provided.

101
102 Discussion followed regarding drainage. He said the drainage design for the project will be held by a
103 combination of open and closed drainage systems. He said the majority of the stormwater will be
104 captured in the closed drainage system. The lots and the roadway will be drained to catch basins. He
105 felt the stormwater management plan will mitigate all impacts from this development. He said the
106 design meets and exceeds the New Hampshire Department of Environmental Services Alteration of
107 Terrain permit and far exceed local requirements. Mr. Branon stated that they will need a sewer
108 extension permit from the State and a wetlands permit. He stated that the goal of the project is to
109 present a desirable residential setting and to consolidate that development to allow a considerable
110 amount of open space. He stated that they are only looking at about nine acres of disturbance.

111
112 Discussion followed regarding construction details. He presented plans for the Board to view how the
113 units will be laid out. Mr. Branon requested a conditional approval from the Board subject to approval
114 of permits.

115
116 Chairman White opened up discussion to the Board. Vice Chairman Sadowski had a question about the
117 two lots proposed that are not combined and asked how Mr. Branon was calculating open space as 55
118 acres when it's two lots. Mr. Branon stated that they are incorporating that acreage into the overall
119 project. Mr. Branon explained how the common area would be and what rights would be to residents
120 and what would be open space.

121
122 M. Horsley had questions about the possible tax burden to the town and had questions about renting
123 vs. ownership. Mr. Branon stated the owner could rent these units. Mr. Ames will own all 55 units
124 unless they are sold. He said the goal was for them to sold. Mr. Branon stated that all condominium
125 documents will be reviewed by the town's attorney.

126
127 Discussion followed regarding phasing and compliance checks of the project. The Board requested
128 that meetings be held upon completion of each phase.

Discussion followed regarding the zoning ordinance and approval of duplexes. Mr. Branon requested that the Board vote to grant a waiver to allow duplexes. He said it's a permitted use in the underlying zoning and duplexes are allowed in town. Mr. Branon said there is enough inference on dwelling units as it refers to lots and units. He stated that he went over this during his conceptual discussion with the Board and the conversation pertained "dwelling units and/or lots". He said the section that a resident was referring to was concerning lots and these are not lots. This project would default to units.

S. Tenney motioned to waive the requirements of only one family dwellings, pursuant to Appendix B, Section B.5, Paragraph 2, sub-paragraph "f", M. Sadowski 2nd. *VOTE: All in favor. Motion passed unanimously.*

Marshall Buttrick, 240 Adams Hill Road questioned the setbacks provided from the boundary lines and asked for clarification. Mr. Branon addressed his concern.

Chairman White stated that the Board will be requiring compliance hearings and as-built site plans during the construction phases. Chairman White also addressed E911 concerns and requirements and stated that this will require approval from the Fire Chief. He read comments from town departments into the record.

Discussion followed regarding escrow funds for all engineering reviews by Underwood Engineering and legal costs for the condominium documents. The applicant will absorb all costs for all 3rd party reviews.

S. Tenney requested that the applicant submit a lot merger to combine both lots into one and this must be approved by the Planning Board.

Hearing no other comments or concerns from the Planning Board or the public, he called for a motion to approve the site plan as presented.

MOTION: S. Tenney motioned to approve the site plan application for Barton's Ridge as presented with the following conditions:

1. E911 addressing being approved by the Greenville Fire Chief.
2. All Department of Environmental Services permitting acquired, including but not limited to, an Alteration of Terrain permit, Sewer extension, wetlands impact (wetland crossing).
3. A final compliance hearing being held at the end of the entire project/project completion with as-built site plans provided.
4. Meetings being held with the Planning Board upon completion of each of the five individual phases.
5. A revised Phase schedule as approved by the Fire Department.
6. Approval of Water and Sewer Commissioners for the respective systems, with an escrow for 3rd party review by Underwood engineering, funded by the project's property owner.
7. A voluntary lot merger to combine both lots into one being approved by the Planning Board.
8. A review of the condominium documents being reviewed, with an escrow for 3rd party review by the Greenville Town Attorney and funded by the project's property owner.

174
175 M. Sadowski 2nd. VOTE: Voting in favor of the motion were S. Tenney; M. Sadowski and E. White.
176 Voting in opposition was M. Horsley. Motion passed by a majority of the Planning Board.
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178 Proposed Zoning/Ordinance Changes:
179 Tabled to the June 13, 2019 meeting.
180


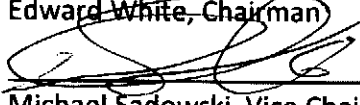
181 Minutes:
182 S. Tenney motioned to approve the minutes of March 14, 2019, M. Horsley 2nd. VOTE: All in favor.
183 Motion passed unanimously.
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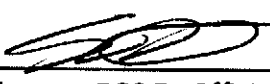
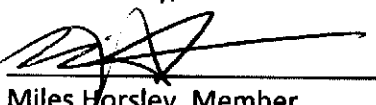
185 S. Tenney motioned to approve the minutes of April 11, 2019, M. Horsley 2nd. VOTE: All in favor.
186 Motion passed unanimously.
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188 ADJOURNMENT: S. Tenney motioned to adjourn at 8:45pm, M. Sadowski 2nd. VOTE: All in favor. Motion
189 carried unanimously.
190

191 Respectfully Submitted,
192 Debra A. Butcher
193

194 APPROVED BY:
195 Greenville Planning Board
196

197 
198 Edward White, Chairman
199  w/ MILES ADDITIONS
200 Michael Sadowski, Vice Chairman
201

202 
203 Scott Tenney, BOS Ex-Officio
204
205  w/ Miles additions
206 Miles Horsley, Member
207

Sign-In Sheet

Barton's Ridge, Tax Map: 2-23-1, 23 & 21

[illegible]