

Town of Greenville, New Hampshire  
**Planning Board**  
**Minutes**  
**August 13, 2020**

The Greenville Planning Board met on **Thursday, August 13, 2020 at 7:00 pm** in the School Cafeteria, SAU87, 16 Adams Street, Greenville, NH.

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

*Also, in attendance was Tara Sousa, Town Administrator.*

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

Public Comments: None

Board Announcement: S. Tenney announced that he has resigned as Building Commissioner for the Town of Greenville, therefore, he will no longer be the Board of Selectmen's Ex-Officio to the Planning Board. He stated that he may return as a regular member of the Planning Board in the future.

Business:

Barton's Ridge Subdivision – Project Update:

Present: Nathan Chamberlin, P.E.; Fieldstone Land Consultants, PLLC

Mr. Chamberlin began by thanking the board for allowing him to attend the meeting to provide an update on this project. He provided a new copy of site plan for the board to view and stated that they are very close to meeting all the conditions of approval as outlined in the Board's letter of May 11, 2019. Mr. Chamberlin reported that the units were changed which is what set them back in the progress of the project. He informed the board that all state permits have been received. He felt that the new buildings were an improvement over what they presented before.

Chairman White questioned whether the physical layout, roads and building lot sizes were the same. Mr. Chamberlin replied that the layout has not changed. He stated that there may be a shift in lines, but it would be minimal.

Vice Chair Sadowski asked about the house sizes. Mr. Chamberlin stated that the square footage has not changed. He said there was change with the decks being a little wider and not as deep. He said instead of having the decks on the side, they will be on the back. Vice Chair Sadowski asked how close they were to the property lines. Mr. Chamberlin stated that those details have not been worked out. S. Tenney stated that this site plan was approved with a different setback than what is generally approved by the Planning Board. He said it's a condominium, so it doesn't fall under the yard requirements under the zoning ordinance.

S. Tenney noted that the property has been sold to Gimak Properties, LLC. He stated that he has worked with this developer in Amherst.

Discussion followed regarding the setbacks and condensed housing ordinance. S. Tenney stated that there are no definitive lot lines with a condominium plan. Mr. Chamberlin stated that it will come down to what

the fire department wants for separation requirements. Chairman White stated that Greenville uses the standard NFPA requirements. S. Tenney stated that the units must be constructed with fire rated walls.

Chairman White stated that other than putting in a different type of house, what else can Mr. Chamberlin inform the board on the status of the conditions. Mr. Chamberlin proceeded to review the Conditions of Approval:

1. 911 addressing – Mr. Chamberlin stated that they met with the Fire Department and changes were needed for access purposes. They would like to have addresses assigned as they are built. Chairman White stated that the Fire Chief will assign numbers as the units are built.
2. All DES permits have been received and submitted.
3. Final compliance hearings. Mr. Chamberlin stated that this was added to the plans. Chairman White stated that in addition to a final compliance hearing, the Board wanted compliance hearings after each phase of the project. Mr. Chamberlin confirmed that this was also on the plan on page 4. Mr. Chamberlin stated that this will remain a condominium and the only change is to the units in current design from what was originally approved – just a change in the type of house. Vice Chairman Sadowski stated that the plan as provided are all three bedrooms and it was previously approved as two- and three- bedroom units. Vice Chairman Sadowski stated that there is a change in the number of total bedrooms. Discussion followed concerning the duplexes and all the single-family units being three bedrooms. Mr. Chamberlin agreed that that would need to be addressed before they come back for the final hearing. Vice Chair Sadowski referenced Section 5.2 of the ordinance under open space residential. S. Tenney stated that no special exception is necessary because this was an allowed use. S. Tenney stated that if their client wanted to go back to two and three bedrooms, nothing would change.
4. Meetings with the Greenville Planning Board upon completion of each of the five individual phases. Mr. Chamberlin confirmed that this will occur.
5. Revised phase schedule as approved by the Greenville Fire Department – Mr. Chamberlin confirmed that they met with the Fire Chief and revised the entrance.
6. Approval from Greenville's Water & Sewer Commissioners for the respective systems, with an escrow for their party review by Underwood Engineering funded by the project's project owner. Mr. Chamberlin stated that the plan was signed by the town and the sewer connection permit has been approved and Underwood Engineering has signed off on it as well. Town Administrator Tara Sousa confirmed that the state sewer permit has been approved as she received it recently. She said she still has concerns about the ownership of the infrastructure. She said that this is a first of it's kind in Greenville so she's not sure that the ordinance has the level of detail needed for connection fees for individual units under this type of development and whether any portion of the infrastructure would be town owned and how is the ordinance applied. She said the town has the capacity to accept the sewer but there remain questions on the connections. Chairman White questioned whether this would be the same as mobile home parks. Mr. Chamberlin stated that the fees are all set.

Chairman White stated that changes have been made to the plans. M. Horsley suggested that the new owner as well as town counsel be present for the next public hearing. Chairman White stated that as long as the new owner has a representative on his behalf, it would be fine. M. Horsley asked that the Board should consider the increased number of three bedroom units and consider phasing changes at a public hearing. He also requested that the Board require a bond for this project.

Mr. Chamberlin will speak with the client concerning what his next step will be regarding bedroom configurations.

97 Working Session:

98 The Board voted to conduct a working session to review the zoning ordinances on September 1, 2020 at  
99 7:00pm. S. Tenney agreed to be present.

101 Minutes:

102 The minutes of July 9, 2020 were approved as written.

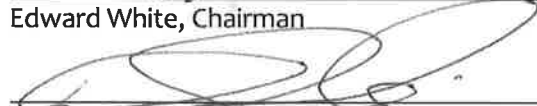
104 Adjournment:

105 Vice Chairman Sadowski motioned to adjourn at 7:55; M. Horsley 2<sup>nd</sup>. VOTE: *All in favor. Motion was approved*  
106 *unanimously.*

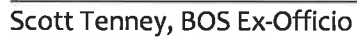
108 Next Planning Board Meeting: September 1, 2020 at 7:00 pm at the SAU87 School Cafeteria, 16 Adams  
109 Street, Greenville, NH.

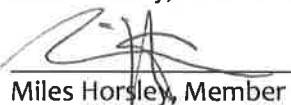
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113 Edward White, Chairman

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116 Michael Sadowski, Vice Chairman

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122 Miles Horsley, Member