

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, October 8, 2020

The Greenville Planning Board met on **Thursday, October 8, 2020 at 7:00 pm** in the School Board Meeting Room, SAU87, 16 School Street, Greenville, NH.

In attendance were Chairman Ed White, Vice Chairman Michael Sadowski; Member Miles Horsley & BOS Ex-Officio Tara Sousa.

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

Public Comments: None

Business:

Barton's Ridge Subdivision – Project Update

Present: Chad Branon, P.E., Fieldstone Land Consultants, PLLC; Marcelo Borges

Chairman White introduced Chad Branon and stated that he would be given the Board an update on the Barton's Ridge Subdivision.

Mr. Branon began by stating he was present tonight representing Adam Ames & Marcelo Borges who is purchasing the property. He stated that there has been a lot of work being done on the site and said his clients were happy to see that progress despite all the COVID delays happening which has slowed them down.

Mr. Branon stated that they have completed the items required by the Board. He stated that the town's engineers, Underwood Engineering, has done some inspections on the site and there is an escrow in place which is one of the requirements from the Board. He said they are engaged in doing utility inspections for the sewer and water. He said sewer work is actively happening now. He stated that tonight he would like to walk through the conditions as outlined by the Board. He said what was important at this stage is to get to a point where the Board will be comfortable in signing the plan or authorizing another individual to sign it outside of a meeting. He stated that he did not bring mylars with him tonight in case something needed to be revised.

He stated that Mr. Borges needs to close on the property and finalize the financing and he can't do that without a signed plan. He stated that they were now getting to a critical stage on this. He began walking through the Board's letter and will answer any questions or concerns the Board may have.

41 Vice Chairman Sadowski stated that under their conditions, there was a review required of the
42 condominium documents being reviewed by the Greenville town attorney and he stated that he hasn't
43 seen that.

44
45 Mr. Branon stated that they have submitted condo documents electronically but wasn't sure if they
46 were received by the Board. He said they were sent today. Mr. Branon stated that he knew the Board
47 doesn't do a lot of these types of projects, but they do get reviewed by the town's attorney and the
48 attorney general's office. He said any projects over 16 units gets reviewed by the attorney general's
49 office to ensure that the documents are legally processed. He stated that the documents also get
50 reviewed at the state level. He opened discussion for the Board for questions. Mr. Branon stated that
51 his client had no problem with the document being reviewed and with posting an escrow. He said his
52 client is interested in advancing the schedule in order to secure financing as well as getting the project
53 to a certain prior to the winter season.

54
55 Mr. Branon stated that there were concerns with the condominium documents making sure there will
56 be no further development on the common land property. He stated those documents clearly indicate
57 that. He said the document addresses the maintenance of the road, the interest of the owner with the
58 common land and all the infrastructure, i.e. roads, drainage, etc. and will be the responsibility of the
59 homeowner's association. He assured the Board that there will be no burden on the town. He
60 expressed his concern with timing on the project and asked whether there would be a possibility to
61 name a representative from the Board to sign. Chairman White stated that they may be able to
62 expedite this and would be willing to drop off copies to his office.

63
64 Member Horsley clarified that for Mr. Borges to purchase the property, he needs a signed plan. He
65 stated the Board voted on this and asked whether he had one. Mr. Branon stated that they have a
66 conditional approval with nine conditions. He said technically these nine conditions must be satisfied
67 prior to the Board signing the plan. He said the approval is locked in based on meeting the nine
68 conditions being addressed. Member Horsley asked whether any changes were made to the plan that
69 was approved last year. Mr. Branon stated they have not made any changes to the plan with the
70 exception of the unit changes that was discussed at the last meeting. He said the units that Mr. Borges
71 is proposing is a much higher end unit – a very nice aesthetically pleasing unit. He stated that it is not
72 uncommon for condominium development units to change – it's common practice.

73
74 Vice Chairman Sadowski stated with the influx of individuals that there will be an influx of usage with
75 this plan on the sewer, water and electric. Chairman White stated that with 21 units, you are going
76 from 2 beds to 3 beds.

77
78 Mr. Branon asked the Board to think about the climate change that is happening. He said right now the
79 market, everyone is looking for an office in their homes. Chairman White stated that this was not
80 originally proposed to the town. Vice Chairman Sadowski agreed. Mr. Branon stated that there are no
81 regulations in our ordinance that restrict two bedrooms to three bedrooms. He said bedroom count
82 was not a big discussion with the proposal. He thought this change did not change the dynamic of the
83 project. Vice Chairman Sadowski stated that it was a big discussion based on the sewer and water
84 usage. Discussion followed concerning usage and flow.

85 BOS Ex-Officio Tara Sousa stated that if that happened, Underwood Engineering would recalculate and
86 make a recommendation and whether our system can manage that. She said that would change if it
87 were all three-bedroom units as opposed to two bedrooms. Mr. Branon stated that the flow
88 calculations would change but not substantially. He said there will be a sewer discharge permit. He
89 stated that right now the project has been approved with up to a certain number of gallons. He said
90 based on this, we could build Phase I & II and still fall within that same sewer discharge permit. He said
91 as we get to the latter part of the project, the sewer discharge permit has to be updated if they are all
92 end up being three-bedroom units.

93
94 Mr. Branon stated that it is their hope to get this plan approved and then amend the sewer discharge
95 permit. He informed the Board that he has had discussions with the state and Underwood Engineering
96 and there are no anticipated concerns due to the low calculations and gallons. He said in regard to
97 usage of the system, residents are paying a fee based on their usage. He said the duplex units that
98 were designed before didn't have a nice layout or a first-floor master setup. He said this plan does. He
99 stated that buyers who are interested in this type of home are typically older so there will be a fair
100 amount of people 55 and older.

101
102 Mr. Branon stated that Mr. Borges did a 16-unit project in Amherst - a duplex style setup and three
103 quarters of them are people who are 55+ years old. He said that is the market that this type of layout
104 attracts and not those with children. Discussion followed regarding school populations across the state
105 and Mr. Branon stated that populations are down. He stated that when they do impact studies for
106 projects such as these in municipalities, that issue comes up that the schools operate more efficiently
107 today because there aren't as many students in the classroom.

108
109 Vice Chairman Sadowski stated that now that they were going to condominium units, will they be
110 purchased or rental units. Mr. Branon stated "purchases". Mr. Borges also replied "purchases". Vice
111 Chairman Sadowski confirmed that they will be individual family purchases. Mr. Branon stated "yes".
112 He stated that they would agree to upgrade with the appropriate gallons.

113
114 Chairman White stated that he didn't see an issue with the water. He said his concern is with the public
115 comment and public input that the public was told what the original plan was and then halfway
116 through the project, it's changed. He said he does not feel comfortable without having town counsel
117 review and advise whether another public hearing is needed.

118
119 Discussion followed regarding total number of units being proposed. Mr. Branon stated that it is 54
120 units and the clubhouse. Member Horsley stated that he understood from Mr. Chamberlin of
121 Fieldstone that all units would be three bedrooms. Chairman White stated that it would be 21 units.

122
123 Member Horsley questioned whether people 55+ need three-bedroom homes. Mr. Branon stated that
124 there are many developments such as this in the state, i.e. in Hollis, Amherst, Candia, and more. He
125 said what they are is a two bedroom with a home office or hobby room so it's a three-bedroom unit.
126 Mr. Branon stated that is what people want today. He stated that Mr. Borges originally though two-
127 bedroom units would work but he is finding out that everyone wants a home office so even a two-

128 bedroom duplex turns into a one-bedroom building. He said it is not marketable today. Discussion
129 followed regarding the layout of the original plan.
130

131 Mr. Branon assured the Board that this will be a great project for Greenville. He said there is nothing in
132 Greenville's regulations that would restrict bedrooms. Member Horsley referenced the ordinance as
133 written under Section 5.2.
134

135 Mr. Branon stated that this project is not being reviewed under the current regulations and said it was
136 accepted and reviewed under the regulations at that time. He questioned whether the regulations
137 changed. Chairman White stated "no".
138

139 Vice Chairman Sadowski stated that he agrees with Chairman White that the public should have input
140 about possible increase in units. Chairman White asked that this be reviewed by town counsel to
141 determine whether a new public hearing is required. Member Horsley stated that nothing exempts this
142 Planned Residential Development from our regulations. Mr. Branon stated that it was lots and not
143 units – its number of units and not number of bedrooms.
144

145 To protect the Board, Chairman White stated it will take minimal time for town counsel to answer the
146 Board's question. He said that way Mr. Borges will not get halfway through the project and the plan
147 needs to change. He felt this was the safest route for the town.
148

149 Mr. Branon proceeded to address the Board's conditions:

- 150 - E911: This will get addressed through the building department process. He said they made two
151 revisions that were requested by the fire department. He said they realigned the roadway at
152 the entrance so that there is a secondary access. They also realigned the parking lot.
- 153 - They have all the state permits.
- 154 - They added a note on the plan regarding a final compliance hearing is required to be held at the
155 end of the entire project.
- 156 - Discussion continued regarding the phasing schedule of the project and Mr. Branon explained
157 that it had a lot to do to financing. The bank needs to have a certain number of units approved
158 in the phase in order to support the project. He said another reason is regarding sewer. Mr.
159 Branon felt that this was an appropriate phasing schedule. He illustrated the phasing schedule
160 on the plan. He said that a phasing schedule sometimes changes when you work with a
161 financial institution. Mr. Branon stated that a phasing schedule doesn't work well in a down
162 market because builders don't finish their projects.
- 163 - Approval from Greenville's Water & Sewer Commissioners – Mr. Branon stated an escrow is in
164 place and whether they can do the adjustments.
- 165 - Voluntary Lot Merger – signed at the last meeting with the Board.
- 166 - Condominium documents – discussed tonight and agreed.
- 167 - Barton Ridge Road will intersect with Pleasant Street with Department of Transportation
168 approval and they received that.
169

170 Mr. Branon stated that he has no issue with Town Counsel's review of the condominium documents
171 and review of the bedroom count. He said this was the best avenue to go.

172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203

Chairman White requested that Tara email Town Counsel in the morning. She said she will forward the documents and ask him whether this plan was a substantial change to the original plan and does this plan require a new public hearing and if not, explain why it is not required. Chairman White and Deb requested to be copied on the email.

Minutes:

The minutes of August 13, 2020 and September 1, 2020 were tabled to November 12, 2020. M. Horsley stated that he had some additions to the minutes and will email Deb.

Hearing no other business, Chairman White asked for a motion to adjourn. M. Sadowski motioned to adjourn at 8:15 pm, M. Horsley 2nd. VOTE: All in favor. Motion passed unanimously.

Respectfully submitted,
Debra A. Butcher

APPROVED BY:
Greenville Planning Board

Edward White, Chairman

Michael Sadowski, Vice Chairman

Miles Horsley, Member

Tara Sousa, BOS Ex-Officio