

1                                   Town of Greenville, New Hampshire  
2   Planning Board  
3   Minutes  
4                                   Thursday, December 10, 2020

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6 The Greenville Planning Board met on Thursday, December 10, 2020 at 7:00 pm in the SAU 87, 16  
7 School Street, Upper Entrance, Greenville, New Hampshire.

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9 Board members in attendance were Vice Chairman Michael Sadowski, Member Miles Horsley & BOS Ex-  
10 Officio Tara Sousa present via speaker phone allowed under the Governor's order # 12 in the event of  
11 an emergency. See sign in sheet.

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13 CALL TO ORDER:

14 Vice Chairman Sadowski called the meeting to order at 7:00 pm and introduced members of the Board.  
15 He announced that the Board of Selectmen received the resignation of Edward White effective  
16 December 15, 2020. Mr. White was unable to attend tonight's meeting.

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18 Vice Chairman Sadowski reviewed the agenda items as posted.

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20 BUSINESS:

21 Lamarre Storage Facility – Old Mason Road, Tax Map: 2-37-B - Compliance Hearing

22 Present: Chad Branon, P.E., Fieldstone Land Consultants

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24 Mr. Branon introduced himself to members of the Board. He stated that when approval was granted by  
25 the Board, it was at that time he was told that a compliance hearing was required. He stated that he  
26 was here for that purpose. He gave a status update presentation of the project as it stood today. Mr  
27 Branon informed the Board that he has recently visited the site prior to the meeting and stated that  
28 the project was built in accordance with the approved plan. He said they don't anticipate any issues  
29 tonight with what was viewed on the ground. He stated that he was happy to address any issues or  
30 concerns that the Board may have relative to the project however, it was a straight-forward design and  
31 assured the Board that all the items were addressed and the plan was executed properly.

32  
33 Vice Chairman Sadowski questioned whether the owner had a Certificate of Occupancy as he has seen  
34 signs indicating that the business was open and operating for about a year now. He stated that he has  
35 correspondence from the Fire Department but not from Water & Sewer. Mr. Branon replied that he  
36 did not have anything from Water & Sewer but that is all construction related. He felt that would be on  
37 file with the Building Inspector. Vice Chairman Sadowski requested that Town Administrator Tara  
38 Sousa check on that status. Ms. Sousa stated that it was her understanding that this was done and  
39 water and sewer has been connected and the Certificate of Occupancy issued a few weeks ago,  
40

41 Vice Chairman Sadowski requested that a note be added to the site plan that there will be no outside  
42 storage on the property. Mr. Branon stated that he presented earlier that there is no room for outside  
43 storage. He stated that there is a ditch line along the side of the property and also a swale on one side  
44 so drainage completely surrounds the perimeter of the site. There is no room for storage. He stated  
45 that all the conditions of approval were addressed with the Board. The plan he had with him tonight  
46 was not signed and it needs to be. He said he made a modification of the plan. Mr. Branon will make a  
47 note on the plan regarding no storage on the site.

48  
49 Vice Chairman Sadowski stated that when he read the Greenville Fire Department's letter, they will  
50 accept the 24' turning radius with a condition that when the site was completed, they will bring a fire  
51 truck out there to test the site.

52  
53 Mr. Branon will submit a revised copy of the plan to the ton with the note concerning outside storage  
54 that specifies that and add a revision date.

55  
56 ***MOTION: M. Horsley motioned to concur with the plan containing a note on the outside storage and***  
57 ***revision date, Tara Sousa 2<sup>nd</sup>. VOTE: All in favor. Motion passed unanimously.***

58  
59 Proposed Subdivision – Tax Map – 3-31-B off Adams Hill Road:

60 Present: Chad Branon, P.E., Fieldstone Land Consultants, Kyle Meedzan

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62 Deb stated that she spoke with Michael Ploof of Fieldstone Land Consultants and requested a formal  
63 request to be placed on the agenda but never received it. Vice Chairman Sadowski allowed discussion  
64 on this proposal even though the office did not receive a request for it to be on the agenda.

65  
66 Mr. Branon stated that the current owner of the property is Kyle Meezden. He said this property is 93  
67 acres and it's an irregular shaped property. Mr. Branon stated that what he is proposing is a two-lot  
68 subdivision. Mr. Branon stated the property has 467' of frontage. Mr. Branon presented a plan  
69 showing where he would like to place his home and add another house on the North side which would  
70 take access off the 17 feet of frontage on Adams Hill Road and the rest to the south of the property.

71  
72 Vice Chairman questioned how the lots would be divided. Mr. Branon showed the dividing line on the  
73 plan. He said to meet the frontage requirement, the lot would go all away around the property. It  
74 would yield two homes, far apart, but he would own approximately 88 acres. He stated that his client  
75 did not want to two properties on top of one another. He said because of the geometry, this isn't your  
76 standard subdivision so he thought they would come talk to the Board on a preliminary basis before an  
77 actual application is filed to have a good dialogue with the Board. Mr. Branon stated that all the  
78 boundary is done – all that is needed is survey work for the creation of the new lot.

79  
80 Vice Chairman questioned how big the new lot would be and whether it met all zoning. Mr. Branon  
81 stated it did and the new lot would be just shy of 15 acres. Discussion followed on the property layout  
82 and requirements on contiguous lots. Member Horsley stated the definition of "contiguous" is not  
83 spelled out in the ordinance and the Board should legally address it. He recommended getting an  
84 opinion from Town Counsel. Vice Chairman Sadowski will contact Town Counsel.

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Tara Sousa directed Mr. Branon to contact the road agent concerning the driveway permit. Mr. Branon stated he would. She also recommended that the Board determine if any variances or special exceptions were required so it would not interfere with the process. Discussion followed with lot frontage. Mr. Branon read what the ordinance states and he said that he would be able to meet all requirements for frontage. He said the language doesn't say anything about "contiguous" as defined in the ordinance so this plan meets it.

Vice Chairman Sadowski stated he supports the applicants submitting an application. Mr. Branon stated his office will submit a formal application for a hearing in January 2021. Mr. Branon will reach out to Deb for the January meeting after he speaks to the road agent.

Public Hearing – The Country Mile – Continued from November 12, 2020

Present: David Frothingham III, P.E., Wilcox & Barton, Inc.; Joseph Correia, Owner.

Mr. Frothingham introduced himself to the Board and stated that after the last hearing in November, he was referred to the Zoning Board of Adjustment. He stated that he met with the ZBA on December 8, 2020 and received his Special Exception with one of the conditions that they add additional traffic movement stripping and markings on the lot for the fuel dispensing site. He said they added arrows at each of the entrances as well as in the main aisles showing two-way travel.

Tara Sousa stated that she was present at the ZBA meeting and that was a condition required by the Zoning Board. She stated that the applicant must also record cross easements for parking access for all three lots or they need to record a covenant which would prohibit the sale of any of the three lots prior to such easement being recorded. She stated that these conditions were recommended by Town Counsel. Discussion followed regarding ownership for each property.

Mr. Frothingham informed the Board that he followed up with the New Hampshire Department of Transportation and submitted an application to them for a driveway permit. He stated that they had no concerns with the application. He said they would like some of the landscaping trimmed back to improve site distances. Mr. Frothingham stated that NHDOT is approximately three weeks out in issuing permits at this time.

Mr. Frothingham stated that he is working with NHDES for the storage systems and it's currently under review and he's hoping for a decision within the next week.

Vice Chairman Sadowski questioned when they thought the 2<sup>nd</sup> condition regarding the easement would be met. Mr. Correia stated that it was his understanding that it would be done at the time the property is sold. Vice Chairman Sadowski stated "no" – it was a condition of approval from the ZBA. Tara Sousa stated that the Planning Board could make that one of their conditions based on what the ZBA wanted. They would need to record their easement or record a covenant through the Registry of Deeds.

Vice Chairman Sadowski questioned whether that needs to be done before the Planning Board approves their application or after? Member Horsley stated that we have to have our approval conditional on the requirements on the ZBA's approval.

Mr. Corriea was unsure how long this process was going to take with the upcoming holidays ahead of them. Vice Chairman Sadowski directed a question to Ms. Sousa whether the Planning Board can give the applicant the approval to move forward and start his project, however, before the project ends, he has to have that second condition met? Ms. Sousa stated "yes". Vice Chairman Sadowski stated that a compliance hearing would also be required.

Discussion followed regarding what future hearings would be needed. Vice Chairman Sadowski stated that after the project was built, the Planning Board will require a compliance hearing and those conditions must be met prior to the compliance hearing. Mr. Frothingham stated that he will submit an as-built plan at that time.

The Board determined that Town Counsel should be contacted and to continue the hearing until December 17, 2020.

**MOTION: Tara Sousa motioned to continue the public hearing to December 17, 2020 at 7:00 pm via ZOOM or phone, M. Horsley 2<sup>nd</sup>. VOTE: All in favor. Motion passed unanimously.**

MINUTES:

October 8, 2020 – Motion by M. Horsley, Vice Chairman Sadowski 2<sup>nd</sup> to approve he minutes of as amended. The motion passed unanimously.

November 12, 2020 – Motion by M. Horsley, Tara Sousa 2<sup>nd</sup> to approve the minutes as written. The motion passed unanimously,


The meeting adjourned at 8:10 pm.

Respectfully Submitted,  
Debra A. Butcher

APPROVED BY:

*Greenville Planning Board*

  
Michael Sadowski, Vice Chairman

  
Miles Horsley, Member

  
Tara Sousa, BOS Ex-Officio

# TOWN OF GREENVILLE, NEW HAMPSHIRE

## Planning Board

Date: December 10, 2020 (Cont'd from Nov. 12, 2020)  
 Project Name: Country Mile Hearing  
 Address: 750 & 766 Fitchburg Road, Greenville, NH  
 Map/Lot: 1-46D, 47 & 48

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### Public Hearing Sign-In Sheet

Name:

Address:

David L Frothingham	Wilcox's Boster Ec.
KYLE MEERAN	P.O Box 177 Greenville NH
Trevor Somero	P.O. Box 6 New Ipswich, NH
CITAD BRANON	206 Elm St. Milford, NH
JOSEPH CORREIA	25 Felts Drive Auburn, MA