

Town of Greenville, New Hampshire  
Planning Board  
Minutes  
**Thursday, January 12, 2023**

The Greenville Planning Board met on **Thursday, January 12, 2023** in Mascenic SAU 87 (former Greenville Elementary) Cafeteria, 16 School Street, Greenville, NH 03048

*In attendance were Michael Sadowski, Chairman; Scott Tenney, Vice Chair; Margaret Bickford, BOS ex-officio, and Kelle O'Keefe, Member*

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

**Public Hearing for Completeness Review of the Site Plan Application for 21 Chamberlin Street – Georges Realty LLC, determined to be a matter of potential regional impact.**

Chairman Sadowski opened the public hearing explaining that the evening's business was going to be a public hearing for completeness review of the site plan application for 21 Chamberlain St. George's Realty LLC, determined to be a matter of potential regional impact. The third-party review had not been completed and that a continuance was anticipated. Chairman Sadowski gave a brief overview for anyone that may have not been familiar with the project. He explained that it would be a 66 bed, non-secure, 24-hour rehabilitation and substance abuse facility. The Board had determined that it was a regional impact due to EMS and sharing services with numerous surrounding towns. He explained that Greenville and Mason do not have a 24 hour police force and both Fire Departments are volunteers, with shared EMS as well. He also explained that it was regional impact due because of the location to the river. He explained that Board has not received the escrow from the applicant and that the third party review has not been completed; therefore, the public hearing must be continued. Chairman Sadowski further explained for attendees that may not have been from the town, that if a continuance is anticipated, it would be in parentheses on the meetings agenda. He also explained that because of the regional impact, each of the adjoining towns were considered abutters, so all comments and concerns would be accepted. He explained that the Board had received one written correspondence from Peter Simonson that will be included in the in the packet once they are in the phase of taking public comment. He also noted that he had seen a lot of comments on Facebook regarding this project. He explained that they are not official comments and would not be considered by the Board, and that he encouraged people to present those comments to the Tara Sousa, at the Town Administrator's office, who would then forward them to the Board.

Chairman Sadowski noted to Joshua Hamel, a party from the project team, that their project team had not started the regional impact and asked if they would ok with pushing it out 60 days as opposed to 30 days. Mr. Hamel stated that 30 days would be better, with Chairman Sadowski asking if they think they will have the regional impact by then. Mr. Hamel expressed that he hopes so and that he had to check on it. Chairman Sadowski asked if they had notified them (SWRPC) or talked to them, with Mr. Hamel explaining that he was not sure if Dave Eckman, the engineer, had contacted them. Ms. Sousa stated that she had talked to SWRPC and that they had received the Board's certified notice, and have been sent electronic copies of the most up to date materials. She further explained that Southwest Regional did not have the third party review because it has not been done, but that Lisa Murphy from SWRPC did anticipate that if the hearing was continued roughly 30 days, that they would have a document available for the board, so long as the Board received the escrow payment and things moved forward from this point today. Kelle O'Keefe asked Mr. Hamel what the delay was with submitting the escrow payment. Mr. Hamel explained that was a miscommunication where the money was

coming from and who was cutting the check. He explained that once that part was figured out, they had realized that no one had sent the check out for the escrow.

**Continuance of the Public Hearing for Completeness Review of the Site Plan Application for 21 Chamberlin Street – Georges Realty LLC to February 9<sup>th</sup>, Thursday, at the Mascenic SAU 87 Cafeteria, 16 School Street, Greenville, NH at 7:00PM Motioned by Vice Chair Scott Tenney, 2<sup>nd</sup> by Margaret Bickford. Motion Carried with 4 in favor, one abstained.**

**Minutes**

**Motioned by Vice Chair Scott Tenney, 2<sup>nd</sup> by Kelle O'Keefe, to accept the minutes of the December 7, 2023 meeting as presented. Motion carried with 4 in favor, one abstained.**

**Other Business**

Chairman Sadowski explained that they had redone the site plan review checklist a few years prior and since that time, the Board had done some applications and the Board may like to make some adjustments to it. He asked the Board if they would be able to make notes of what they may want to add or subtract that might make a better checklist. Vice Chair Tenney asked if this was for the next meeting. Chairman Sadowski confirmed that they should be brought to their next meeting. Ms. Sousa noted that if that meeting goes until 9:00 p.m., then they can just hold the discussion at the following meeting.

**Adjournment**

**Vice Chair Scott Tenney motioned to adjourn at 7:17 pm, 2<sup>nd</sup> by Margaret Bickford. Motion carried with 4 in favor, one abstained.**

Next Meeting: Thursday, February 9, 2023 at 7:00 pm

Respectfully Submitted,  
Kelly Fitzwater

APPROVED BY:

*Greenville Planning Board*



Michael Sadowski, Chairman



Scott Tenney, Vice Chairman



Margaret Bickford, BOS Ex-Officio

Tim Kearney (Absent)

Kelle O'Keefe