

**Town of Greenville  
Planning Board**

**Minutes – March 9, 2023**

Call to order at 7:02 p.m. at the Mascenic SAU 87 Cafeteria, 16 School Street, Greenville, NH. Present: Chairman Michael Sadowski, Vice Chair Scott Tenney, BOS Ex-officio Margaret Bickford, Members Kelle O'Keefe and Tim Kearney, Town Counsel Atty. Biron Bedard, and Town Administrator Tara Sousa (serving as the Planning Board's Administrative Assistant).

Chairman Sadowski reviewed the agenda and introduced the Board.

**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 confirmed that the group had received the regional impact memo from Southwest Regional Planning Commission. David Eckman, of Eckman Engineering, answered they had, as well as the Keach-Nordstrom third-party engineering review, and relayed that they would address all those comments as well as provide SWRPD with information specific to management of the facility, such as staggered shifts for employees. Chairman Sadowski noted the need for a shoreland permit, which Mr. Eckman stated they would generally acquire after getting local approval. He stated his understanding that they could not submit any updates to address the third-party review until their application was accepted as complete. Chairman Sadowski asked about the parking permanency issue.

Mrs. Sousa introduced Carrie Traffie, currently serving as Greenville's Welfare Director, who was there to learn about the administrative needs of the Board, as a potential applicant for the Board's open Administrative Assistant position. Chairman Sadowski thanked her for her interest.

Mr. Eckman and Kurt Lauer presented general information about the project and the site, as previously discussed, including the existing hydro facility between the two buildings, and the location of the auxiliary parking at Chamberlin Mill, LLC. Ms. O'Keefe asked for clarification about the total number of spaces. Mr. Eckman pointed out 32 spaces, including those adjacent to the building and across the street. Chairman Sadowski asked about the configuration of the added sidewalk, and Mr. Eckman explained that the sidewalk stops due to the dedicated space for the hydro facility. Ms. O'Keefe asked what was behind the snow storage, and Mr. Eckman answered that it is a steep embankment, at least 30' to the river. Chairman Sadowski asked which is the main entrance for the facility. Mr. Lauer explained that the larger building to the left would be the treatment area, and the building to the right is the administrative area, so patients would register in the administrative portion and then be taken over the "skyway" to the treatment area. The other entrance marked main would be the primary entrance to the treatment facility. Mr. Eckman noted that the administrative entrance would be used only when people are checking in to the 28-day program. Mr. Eckman noted that the landscaping was adjusted to allow for snow plowing. Chairman Sadowski asked about the fuel source for heating and cooking. Wil Georges, of Georges Realty, answered that it will be all electric, with a VRF heat pump. Location of the propane generator fuel was discussed, and Mr. Eckman indicated their intent to adjust that location. Chairman Sadowski asked if the Board's questions regarding checklist items had been addressed. Mr.

Kearney noted that some revisions were pending acceptance. Mr. Tenney noted the recommendation in SWRPC's memo that the Souhegan Local River Advisory Committee be notified, as well as DES, suggesting that notification to those by a date certain may be a condition of acceptance. Chairman Sadowski questioned the building signage and lighting. Mr. Lauer indicated they could add that in the revisions. Mr. Kearney asked about trucking snow away, and Mr. Eckman noted that there is a potential to include area for trucked snow at the auxiliary parking area.

**Motion by Vice Chair Tenney, 2<sup>nd</sup> by Mrs. Bickford, that the application be accepted as complete on the condition that the Board receive receipt of notification to the Souhegan Local River Advisory Committee and Department of Environmental Services Rivers Bureau no later than April 10, 2023.**

**Motion carried with 5 in favor, none opposed.**

**Motion by Vice Chair Tenney, 2<sup>nd</sup> by Mrs. Bickford, to close the Public Hearing (for Completeness Review of the Site Plan Application for 21 Chamberlin Street, Georges Realty LLC).**

**Motion carried with 5 in favor, none opposed.**

**Motion by Vice Chair Tenney, 2<sup>nd</sup> by Mrs. Bickford, to hold the public hearing for site plan review application for 21 Chamberlin Street, Georges Realty LLC, on Thursday, May 11, 2023 at 7:00 p.m. in the SAU 87 building, 16 School Street.**

**Motion carried with 5 in favor, none opposed.**

A representative for the project asked if the conditional notices were sent earlier, could the hearing be earlier. Chairman Sadowski answered that the Board has a lot of business on its agendas, and this is where it could be fit in. Mr. Eckman concurred that time was needed on their end to make the plan revisions and have them reviewed by Keach-Nordstrom.

**Public Hearing for Completeness Review for Blake Equipment, 36 Brown Drive**

**Motion by Mr. Kearney, 2<sup>nd</sup> by Vice Chair Tenney, to open the Public Hearing (for Application Completeness Review for Blake Equipment, 36 Brown Drive).**

**Motion carried with 5 in favor, none opposed.**

Trevor Yandow, of Meridian Land Consultants, presented the Change of Use Site Plan for Map 1 Lot 50-a, off Brown Ave, which had previously been a raw materials processing facility. He explained that Northeast Drill had moved in roughly 2012, and Blake Equipment acquired Northeast in 2018, so the facility has been operating as a well drilling and contracting facility for 10 years, but change of use approval was never sought. He stated that there are no proposed changes to the building or site as built. The only proposed change was a 20X12 concrete pad, flush with the ground, that an awning will be placed over, for threading of well casing. Business specifics such as number of employees and typical hours of operation have been added to the plan. He stated that they have tried to include everything applicable to the checklist, such as parking and snow storage, as well as the use details. He asked if the Board had any questions. Mr. Kearney noted for the Board's consideration that it should perhaps review stormwater management to determine whether as-built drainage structures, etc. are working as proposed. Mr. Yandow confirmed that from what he observed, the cross-culverts are installed and functioning well, that all was built as per plan other than minor variations, and water goes where it was intended to go. Chairman Sadowski asked Mrs. Sousa if this property's drainage was in any way connected to the issues experienced by residents on the opposite side of Route 31. She determined the

location of those parcels were across from the subject parcel's entrance, and that the culvert being filled by mud washing down from the slope behind, crosses Route 31, and is likely intended to drain to the same wetland reference on the subject parcel's plan. Chairman Sadowski suggested that culvert could be noted on the plan. He inquired about the lot numbers, and Mrs. Sousa confirmed that she would be working with the Town's Assessors to ensure the building was being assessed on the correct lot. He asked if there is Town water or sewer. Mr. Yandow answered no, and that there are no changes to the leach field. Chairman Sadowski asked about lighting, and Michael Gorsuch answered that there is only the existing lighting on the building, and that they do not work outside after dark, for safety reasons. Chairman Sadowski stated that he could here pipes being loaded in the morning from his home approximately a mile away. Mr. Gorsuch explained that in January they had stopped loading pipe before it was light out. The hours of operation as detailed on the plan were discussed. The applicants expressed they were willing to adjust as required by the Town.

Linda Ead, an abutter, asked if she would have an opportunity to speak. Chairman Sadowski explained that this hearing was for completeness of the application, but that yes, she would have the opportunity to speak during the hearing on the merits.

**Motion by Vice Chair Tenney, 2<sup>nd</sup> by Ms. O'Keefe, to close the Public Hearing (for application completeness review for Blake Equipment, 36 Brown Drive).**

**Motion carried with 5 in favor, none opposed.**

**Motion by Vice Chair Tenney, 2<sup>nd</sup> by Mrs. Bickford, to accept the application (for Blake Equipment, 36 Brown Drive) as complete.**

**Motion carried with 5 in favor, none opposed.**

**Motion by Vice Chair Tenney, 2<sup>nd</sup> by Mrs. Bickford, to open the Public Hearing for the site plan review application (for Change of Use for Blake Equipment, 36 Brown Drive).**

**Motion carried with 5 in favor, none opposed.**

Chairman Sadowski called for public comments from abutters. Linda Ead, of 708 Fitchburg Road, expressed that she had concerns for her property regarding the trucks which are "pinging" her windows, and that she can feel inside her house. She expressed that she had not complained, as the times were within reasonable hours, and that Mr. Gorsuch was a "great neighbor". She expressed that she was concerned about water, because she has a shallow well which goes dry, and also changes to neighboring properties have caused water to flood her basement and wash out her driveway, resulting in redirection of a stream on her property. Chairman Sadowski asked if the water was coming from the Blake property, and she answered she did not believe it was. She showed on the plan where her driveway was damaged, and it was clarified that she has a right-of-way over Blake property. She summarized that she was concerned about the water for her well and foundation, as well as the peace and quiet at her home, as she can feel the banging of pipes. She expressed that change of use of property affects water flow and her property. Mrs. O'Keefe asked Mrs. Ead how long she had owned the property, which she answered about 12 years, and if she had had any issues when it was Pitcherville. Mrs. Ead answered that she could not recall specific issues when it was Pitcherville, but that Pitcherville was only there briefly after they moved in. She noted that the former auto service at that location had traffic at all hours, day and night.

She noted that the dump trucks going in and out of Pitcherville was less disturbing than the large trucks to and from the current business. Mr. Desjardins, of Blake Equipment, stated that they have no intent to increase the frequency of delivery trucks. Chairman Sadowski asked the applicant to explain the loading of pipe. Mr. Gorsuch discussed the sloped rack, where pipes roll down, and he is believed that is the noise people are referencing. He explained that the new ramp will be much less of a slope, to slow the pipe rolling down, and once installed, they will adjust the slope on the existing ramp to hopefully reduce noise. Mrs. Ead asked that, if the traffic were going to increase, a fence perhaps be installed. Mr. Desjardins answered that they would do what the Town requires, but that they have no intent to add a second truck. Chairman Sadowski asked their timeframe to address the noise issue. Mr. Gorsuch stated that they have building permits submitted, but they are being held pending acceptance of the site plan. Ms. O'Keefe asked if there could be a meeting of the minds regarding the requested fence. Mr. Desjardins again stated that they would do what was required, but did not want to do anything unnecessary or ineffective. Chairman Sadowski noted that the area is a commercial industrial zone. Mrs. Ead concluded that her main concerns were property value, her foundation/slab, and movement of water. Mr. Desjardins answered that nothing they are doing on the site will impact her property now, as all that work was done 10+ years prior. Chairman Sadowski noted the contour lines show that water will be flowing away from Mrs. Ead's property.

Mrs. Sousa suggested the Chair explain what precipitated this change of use application, as little is changing from what abutters have been accustomed to for many years. Chairman Sadowski explained that when this company requested a dealer license from the State, the Board was unable to give them a favorable finding because no one had ever requested a change of use from Pitcherville's approved site plan. Vice Chair Tenney explained that this change of use is to document on paper what is already occurring at that site. He asked about the timeline for her water issues, and given the direction of runoff, could not recall any other development that might have impacted her location. Mrs. Sousa noted that Town water is available along Route 31.

Chairman Sadowski asked about the hours of operation. Mr. Desjardins answered that they would like to have the ability to go to 2 shifts if needed, and explained that they asked for the maximum hours they would prefer, but are open to adjusting to meet the Town's requirements.

Marshall Buttrick, of 240 Adams Hill Road, inquired to confirm that there is no intention to merge lots, and questioned the depicted snow storage being on multiple lots. He asked if easements would be given for that snow storage. Mr. Yandow answered that the lots are all under common ownership, and you cannot give an easement to yourself. Atty Bedard concurred, but noted that an explicit reservation can be done, however he suggested that the snow storage could be moved to one lot, lot lines could be adjusted, or the lots could be merged. He explained that future sale of one of the parcels could be an issue if snow is stored there. The three options were discussed, given that the applicants do not own, but are renting the property. The applicants agreed that they would consolidate the snow storage on the building lot. Mr. Buttrick asked about the drainage from the parking area, and does it flow to Walker Brook or to the retention pond. Mr. Yandow explained the flow, which does eventually get to the pond.

Charles Buttrick, Deputy Fire Chief, asked if the snow storage discussed was for on-site snow only, and Mr. Gorsuch confirmed that it was.

Vice Chair Tenney suggested revision to the plan notes to denote interior versus interior work hours, and the applicants agreed that they could do so. Chairman Sadowski asked their plans on Saturday and Sunday. Mr. Desjardins answered that it was requested in the event of an increase in their business to meet demand. Chairman Sadowski expressed that abutters should have a day of reprieve from the noise, as opposed to 7 days a week. The applicants agreed that they would conform to the Town's determination, and clarified that exterior operations are the bulk of their needs. The issue of the pipe noise was again discussed.

Chairman Sadowski asked if weapons are discharged at the site. Mr. Gorsuch explained that that had occurred in the past, but not now, as the publicly-traded company frowns on such activity.

Mrs. Sousa noted that she had written feedback from 2 departments. She explained that the timing of the application was such that Conservation had not met since the application was received. She read comments from the Emergency Management Director relative to the use and containment of oil used for cutting. She noted that she had responded to him regarding the comments from the conceptual that the oil was food grade. Mr. Gorsuch explained that the new machine will have the food grade oil completely encased with containment. Mrs. Sousa read comments from the Building Inspector regarding hours of operation and the impact of the noise on quality of life. Deputy Fire Chief Buttrick relayed that he had visited the site and felt it had less fire hazards now than when it was Pitcherville, due to less vehicles on site, and that the volume of oil on-site was less than 50 gallons.

Marshall Buttrick asked about lighting at the site. Chairman Sadowski confirmed that there is no intention to add additional exterior lighting. Mr. Gorsuch answered that there are currently 4 building-mounted lights on 2 sides, and 2 on the other 2 sides, which are downcast LEDs.

**Motion by Vice Chair Tenney, 2<sup>nd</sup> by Ms. O'Keefe, to close the Public Hearing (for the site plan review application for Change of Use for Blake Equipment, 36 Brown Drive).**

**Motion carried with 5 in favor, none opposed.**

Ms. O'Keefe expressed that she wanted the interior and exterior operations denoted on the plan and hopefully, one day of reprieve. Mr. Kearney expressed that he would like to see some noise mitigation, perhaps a wall that could redirect that sound. Vice Chair Tenney echoed his previous comments. Chairman Sadowski concurred with a day of reprieve, recommending Sunday as that day. Atty. Bedard relayed his recommendations for conditions of approval: 1. That the snow storage be moved to one lot, 2. That the exterior operations only occur within daylight hours, and not before 7 a.m. or after 9 p.m. Monday through Friday, Saturday 9 a.m. to 3 p.m., and no Sunday operations, 3. That there be no recreational firearms discharge on the property, 4. That exterior lighting be denoted on the plan. After clarity on the location of the oil-filled machine as fully indoors, that there are no floor drains, and that the pit has been filled in, Atty. Bedard was satisfied that no condition regarding exterior containment was needed.

The feasibility of a multi-sided wall/fence for noise mitigation, as well as a lot line adjustment to accommodate such structure was discussed. Mr. Yandow questioned if that would be a condition of

approval, and expressed that moving the snow storage to within the lot would be the easiest resolution for that issue. The applicants explained the loading and unloading of pipe, and that a noise-mitigation structure could only be built parallel to the building, accomplishing sound buffering on two sides, Mrs. Sousa noted that such might unintentionally channel the sound. Mr. Gorsuch expressed that he hoped to reduce the noise with the changed rack configuration. Mr. Kearney asked if the proposed location of the pad was within the setback. Mr. Yandow stated that he was confident it was fully within the setback, but that they would confirm, and the location could be shifted slightly if necessary to meet the setback.

Vice Chair Tenney asked Mr. Yandow when he would be able to have the updates added to the plan. Mr. Yandow asked if there would be a notice of decision so he can ensure to get the conditions right. Chairman Sadowski confirmed he would issue a notice of decision within 5 days. Mr. Yandow confirmed he would be able to turn around the plan changes quickly.

Vice Chair Tenney stated a motion which restricted Saturday hours to interior operations only. The motion was not seconded.

**Motion by Vice Chair Tenney, 2nd by Mrs. Bickford, to approve the site plan (of Blake Equipment) upon 3 conditions:**

- 1. That the lighting the building itself be drawn in and depicted on the site plan.**
- 2. That the snow storage areas be relocated and consolidated onto the single parcel of Map 1 Lot 50-A.**
- 3. And that the hours of operation be adjusted and amended to "Exterior operations only during daylight hours, not to be before 7:00 a.m. or after 9:00 p.m. Monday through Friday, and Saturday, 7:00 a.m. to 3:00 p.m. Interior operations shall be Monday through Friday, 7:00 a.m. to 9:00 p.m., and Saturday, 7:00 a.m. to 3:00 p.m.**

**Motion carried with 5 in favor, none opposed.**

The appeal period was noted. Mr. Gorsuch asked if he would be able to resubmit the building permit. Vice Chair Tenney cautioned against site plan related work during the appeal period, but agreed that the electrical permit for interior work, which was not part of the site plan, should be able to be issued. Mrs. Sousa stated that she would relay such to the Building Inspector.

### **Greater Waste**

Chairman Sadowski noted that the representatives for Greater Waste were not in attendance. Atty. Bedard reviewed the issues being that a foundation was poured without permits, and that no permits were pulled within a year of the approval, which would trigger expiration of the site plan approval. Members confirmed that no relevant changes to zoning had occurred since that approval. Atty. Bedard recommended that building be stopped, and require that the applicants come back before the Planning Board to renew their approval before any permits can be issued. If the applicants fail to do so within 90 days, then removal of unpermitted work could be pursued. Atty. Bedard provided additional guidance on the vesting statute versus the Town's Site Plan Review Regulations. The Board was in agreement that Chairman Sadowski relay the enforcement avenues as recommended by Atty. Bedard to the Building Inspector.

**Site Plan Application Revisions**

The Board agreed to table the Site Plan Application revisions until the next meeting.

**Minutes**

**Motion by Vice Chair Tenney, 2<sup>nd</sup> Mrs. Bickford, to accept the minutes of the February 9, 2023 meeting.**

**Motion carried with 5 in favor, none opposed.**

**Motion by Mrs. O'Keefe, 2<sup>nd</sup> by Mrs. Bickford, to adjourn at 9:04 p.m.**

**Motion carried with 5 in favor, none opposed.**

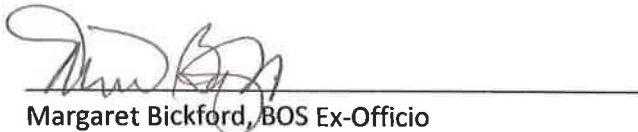
Respectfully submitted,  
Tara Sousa, Town Administrator

APPROVED BY:  
Greenville Planning Board



Michael Sadowski, Chairman

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Scott Tenney, Vice Chairman



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Margaret Bickford, BOS Ex-Officio



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Tim Kearney