

**Town of Greenville, New Hampshire  
Planning Board  
Minutes  
January 26, 2017**

The Greenville Planning Board met on **Thursday, January 26, 2017 at 7:00 pm** in the Town Hall, 46 Main Street, Greenville, NH 03048.

*In attendance were Ted de Winter, Chairman; Patrick Reardon, Vice Chairman; Ed White; & Scott Tenney, BOS Ex-Officio*

**CALL TO ORDER:**

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

**CONCEPTUAL DESIGN** – Presentation of conceptual design of the transfer of the solid waste facility – Shaw's Recycling LLC / Money for Metals LLC – Owners of Record are Martin & Maria Pelletier, P.O. Box 182, New Ipswich, NH. Property located on Map 2, Lots 17-1, 17-2, 37-1

Present: Chad Branon, P.E., Fieldstone Land Consultants; Glen Shaw, Applicant & Potential Owner

Member White asked to speak first on the property. He stated that the two pieces of land were combined for a metal recycling facility and stated that some time ago, Mr. Pelletier wished to put in a cordwood processor and brought the conceptual to the board. At that time, he said a letter from the Department of Environmental Services was required stating that it was an acceptable practice for a cordwood processing operation at the metal recycling plant. He stated that as of this date, the town has never heard anything back from Mr. Pelletier and that Mr. Pelletier went ahead and put his cordwood processing plant in. Member White stated that the town has never been notified that it is an acceptable practice so there is now an operation there that was never approved by the Planning Board.

Mr. Branon disagreed and stated that the plans were approved and signed. He said he recalls a conversation relative to that and that the owner had addressed that. Mr. Branon assured the board that DES has conducted site inspections and told the board that he could produce a letter. He appreciated that Member White has raised the issue and he will look into it further.

Mr. Branon stated that the approval sought and obtained for the project was brought to the Planning Board to secure the Money for Metals scrapyards facility and returned to the board to amend the site plan to incorporate the fire wood process. He said it was his understanding that they received an approval for that plan and had the plans signed. He said he will look further into that but he was under the impression that it was a use that existed on the site. He said he remembers that there was dialogue that if the State was fine with the use, the town was too.

42 Mr. Branon stated that he was not disputing what is being said tonight but he thought the ownness was  
43 on Martin to make sure that the use of the property was acceptable because the State comes out and  
44 does their inspection and it would be an issue he would have with his permit with them.

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46 Chairman de Winter stated that it was his impression that it was approved for cordwood and metals  
47 for money. He questioned whether Mr. Branon was before them tonight with an alternative proposal  
48 for the site.

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50 Mr. Branon stated that there is a stepped approach to what they are proposing. He said similar to  
51 other projects from them is that they wanted to come before the board early in the conceptual  
52 process, share what they are looking to do and receive feedback and incorporate them into the plan  
53 but most importantly like any business in town, he wants this to be a partnership with the town.

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55 Mr. Branon stated that the first step is for his client (Glen Shaw) is to purchase the property. He said in  
56 order for him to purchase the property, he wants to operate the business as it stands right now. He  
57 said all of that is currently approved, however, as part of the approval from the State, his client must  
58 submit an approval by notification. He said the name of the business will stay the same but the  
59 operator will change so a permit will need to be applied to the State. He said it's all the same  
60 paperwork but the names will change. Mr. Branon expects it to be an expedited process as the owners  
61 are in good standing with the State.

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63 Mr. Branon stated that the main reason for coming before the board is to share with the State that we  
64 have met with the Planning Board and the board understands that Mr. Shaw will be purchasing the  
65 property, looking to operate Money for Metals and that the project is still in an approved state. Mr.  
66 Branon requested that the Planning Board prepare a letter to be submitted with their application to  
67 the State. He assured the board that there are no changes to the current plan or site other than  
68 possibly reorganizing the site to run the operation more efficiently.

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70 Chairman de Winter asked if this was part of a larger plan to recycle. Mr. Branon stated "yes" and that  
71 is the 2<sup>nd</sup> reason for meeting with the Planning Board.

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73 Chairman de Winter referred back to Mr. Branon's request for a letter. He stated that many times the  
74 meeting minutes are sufficient as they reflect what was discussed in the meeting and/or concluded on.  
75 He didn't think the board would have any objection for the facility to be operated as it has been. He  
76 said to have local recycling in town is important and looked for Shaw's to take an active role in that  
77 because the townspeople are paying quite a bit of money to Wilton Recycling. He said he had always  
78 hoped that Shaw's would offer recycling as it would save the town money.

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80 Vice Chair Reardon questioned whether Mr. Branon was asking for support for a real estate  
81 transaction? Mr. Branon stated "yes" so the notification could be transferred.

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83 S. Tenney informed Mr. Branon that Deb would have no problem drafting a letter and would have it  
84 signed by Chairman de Winter. Mr. Branon stated that the State encourages transparency so a letter

signed by the Chairman would be great as it would be an acknowledgment that they were before the board.

Chairman de Winter stated that the board appreciates preliminary discussions and appreciated that Mr. Branon continued with the board's tradition of hearing them prior to a formal application.

Discussion continued regarding the proposed site plans, solid waste proposal, building plans and hours of operation. Mr. Shaw stated that it is his intention on having the hours be Monday – Saturday 6am-6pm, however, the general public's hours would be 7am-4pm. Mr. Branon stated that there will be no buildings within 50 feet or driveways within 200 feet of the parcel and the parcels lie outside the boundary of the 100-year flood plain.

Member White asked if commercial haulers would be allowed to access the site. Mr. Shaw stated "yes" and that he will obtain the same permit as he has in his other facility. S. Tenney stated that he would be picking up exactly as approved by the Planning Board for Old Wilton Road.

Vice Chairman Reardon asked what the timeline would be for taking over the scrap metal facility and operation. Mr. Shaw stated he would like to file with the State as soon as possible. Member White asked if he would continue to process scrap metal. Mr. Shaw stated "yes". Vice Chair Reardon stated that being a fireman, he likes bringing the water line in for fire suppression especially for spontaneous combustion. Both S. Tenney and Member White stated that they liked the layout and location of the facility. E. White asked for clarification for solid waste. Mr. Branon stated it will be for any household trash.

S. Tenney asked about visibility off of Route 31 and will a fence and/or shrubbery be used. Mr. Branon stated that it will be only at the entrance, however, his client will need to look at the logistics of that. S. Tenney recommended that a fence be considered. Mr. Shaw stated that they were looking at a berm.

Chairman de Winter stated that any kind of Greenville recycling would be welcomed for this proposal and the continuation of Martin's business is nothing major for the Planning Board to approve or consider as you are licensed for that now. He asked what Mr. Branon needs from the board.

Mr. Branon stated again that he would like a letter from the Planning Board simply stating that there are no additional local approvals needed for him to buy Martin's business because it's already been approved by the Planning Board. He said the State would appreciate that letter. He said that he will be returning to the board with a design for this site at a later date.

Chairman de Winter told Mr. Branon that the board met tonight just to hear the preliminary hearing for him and his client. Mr. Branon stated that he will contact Deb when it is time for a formal application.

Chairman de Winter stated that it would be helpful if Mr. Branon emailed Deb with a short outline of what is needed in the letter and to mention in the letter that there was a previous approval for the site where approval of previous uses were given and to include the date of that approval in the letter.

Deb will draft the letter on town letterhead and email it to board members for their comments and/or edits. He said once that is done, he will sign it and get it back to Mr. Branon. Mr. Branon felt the timing would be perfect as their application is being prepared next week. He thanked the board for their time and feedback.

Mr. Branon provided a copy of the conceptual layout plan to the town for their records.

#### OTHER BUSINESS:

##### Yard Sale Ordinance

S. Tenney reported that Town Administrator Kelley Collins sent out an email today notifying the board that the Board of Selectmen voted unanimously last night to remove the Yard Sale Zoning Amendment from the Town ballot/warrant. He said the Selectmen appreciated the time that the Planning Board took to conduct a public hearing on this.

##### Property Maintenance Code

S. Tenney reported that he is pulling back on that this year because there are additional House bills proposed that were released immediately following our public hearing. Chairman de Winter stated that he was not happy that the Planning Board spent two hours on something that the board didn't need to do and it was unnecessary. He told S. Tenney that he should have known that the State was working on a new version of the Code. S. Tenney stated that he didn't know what the LSR's were before the State released the language into a House bill. A disagreement occurred between Chairman de Winter and S. Tenney on a misunderstanding between them concerning this subject.

##### Minutes

Vice Chair Reardon motioned to approve the minutes of December 8, 2016 as written, S. Tenney 2<sup>nd</sup>.  
*VOTE: Voting in favor were Chairman de Winter, Vice Chair Reardon, S. Tenney. Member White abstained. The motion passed 3-0 with one abstention.*

Vice Chair Reardon motioned to approve the minutes of January 12, 2017 as written, E. White 2<sup>nd</sup>.  
*VOTE: All in favor.*

Chairman de Winter recommended that future meeting minutes be condensed.

##### ADJOURNMENT:

Vice Chair Reardon motioned to adjourn at 8:00 pm, Member White 2<sup>nd</sup>. *VOTE: All in favor.*

NEXT PLANNING BOARD MEETING: Thursday, February 9, 2017 at 7:00 pm.

171 Respectfully Submitted,  
172 Debra A. Butcher  
173 APPROVED BY:  
174 Greenville Planning Board

175 Resigned  
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177 Ted de Winter, Chairman

178 [Signature]  
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180 Scott Tenney, BOS Ex-Officio

181 [Signature]  
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183 Patrick Reardon, Member

184 [Signature]  
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186 Edward White, Member

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189 Rob Duval, Member - ABSENT

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