

**Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, September 22, 2016**

The Greenville Planning Board met on Thursday, September 22, 2016 at 7:00 pm in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Ted de Winter, Chairman; Scott Tenney; Patrick Reardon; Ed White; & Rob Duval

CALLED TO ORDER:

Chairman de Winter called the meeting to order at 7:00 pm and welcomed back Captain Ed White to the Planning Board and introduced new member Rob Duval. He thanked them for their service to the town.

GREENVILLE RECYCLING – 41 FITCHBURG ROAD:

Present: Chad Branon, Fieldstone Land Consultants; Tim Brown, landowner & applicant

Mr. Branon began discussion by stating that he was asked to attend tonight's Planning Board because it was his understanding that the Board may have questions relative to the progress of the project and the bond issue and they wanted to make themselves available to answer any concerns the Board may have.

Chairman de Winter stated that he appreciated that and said that he was surprised to see correspondence from the Army Corp of Engineers about 7,000 square feet of wetlands and a plot that has multiple acres and asked what the Army Corp had to do with this project.

Mr. Branon stated that when you file a wetlands permit with the State, they have a 30-day period to take jurisdiction and they chose to look at this project. Chairman de Winter asked if they actually visited the site. Mr. Branon stated "no" – they only reviewed the files. He said a representative of the Army Corp goes to Concord to review files once a month. He said this is not uncommon to them and that their comments are usually just "boiler plate" comments.

Mr. Branon stated that they wanted to make sure there weren't secondary impacts resulting from the development and what those impacts were on the wetlands. He said they are in receipt of a full set of the plan set so they can see who the drainage is. Mr. Branon stated that they are fully anticipating their full approval on this project.

Chairman de Winter questioned what the entire acreage was. Mr. Branon stated it was approximately 37 acres so the 7,000 square feet is a small portion of the project. He said that a permit is required for

Phase III. Chairman de Winter questioned whether they are done with their review yet. Mr. Branon stated "no" because it takes about a month for them to release it back to the State.

Member Reardon questioned when he thought they would hear back from them. Mr. Branon thought it would be wrapped up in about 30-40 days. Mr. Brown stated that they are currently in Phase I and have another 3 months left in this phase.

Chairman de Winter questioned when they thought they would have trucks entering the site. Mr. Brown stated that he could take trucks in there now during Phase I but he wants to finish the road, put lighting in and finish up the entrance way to make it presentable.

Mr. Brown stated that he just received authorization from the Town Administrator to use the sign so they will have a nice entrance way before they start.

Chairman de Winter asked if they will be operational before the end of the calendar year. Mr. Brown stated "yes" – at least by Thanksgiving. He said he still has a lot of swale work to do.

Member White asked about whether the hydrants will be in before they start hauling in. Mr. Brown stated the first hydrant was being measured out today and should be completed by tomorrow (Friday).

Member Reardon questioned whether the pouring and forming was for the scale? Mr. Brown stated "yes" – he made it a raised scale with railings on the sides to allow it to drain better.

Member White asked if the building would be a mobile type building or a full structure. Mr. Brown stated they wanted him to put up a trailer and he doesn't want that. He wants a framed structure with a small bathroom. He said he will contact the Building Official for any building permits that are required. Member Tenney stated that he would need a separate building permit for any actual building that goes on and said that their Site Plan only approved site work.

Chairman de Winter questioned what the lead time was. Member Tenney stated that he could process a permit in less than a week. Mr. Brown stated that the building would probably be a pre-fab Reed's Ferry building.

Member Tenney questioned whether the building will be less than 750 square feet? Mr. Brown stated it will be 450 square feet – Member Tenney was satisfied with that size and it will be a "rubber" stamped approval. Chairman de Winter asked Member Duval whether he was familiar with the project. Member Duval stated that he was.

Chairman de Winter questioned whether there was any need for additional meetings. Mr. Branon stated only if there were any modifications to the plan. Member Tenney added that a condition of the Site Plan was that the applicant would notify the Board when each phase would begin.

Mr. Branon stated that since his applicant received the Alteration of Terrain from the State, they are in Phase II so Phase I & II are authorized for construction. He said the next notification would be Phase III which is the construction of the loop road and the storage and Phase IV would be the building.

Member Tenney stated that one of the main reasons for wanting to meet with the applicant was setting a bond because the Board never set an amount. Mr. Brown stated that he has taken out a \$150K bond. The Board stated that amount was for the Water & Sewer utilities.

A lengthy discussion followed regarding the bond. Mr. Branon stated that during the initial discussion, they stated they would obtain a build bond. He said the town engineer's (Underwood Engineering) would perform the road & utility inspections when the town would then accept the road as public after one year of it sitting with the base coat.

The Board agreed to accept the "build bond" for the top coating of the road and when it was time for a Certificate of Occupancy, they would need to get the sign off from Underwood Engineering and then bond the remaining portion (top coat).

Mr. Branon requested that the Board release the remaining \$4,701.52 held in escrow. Chairman de Winter questioned whether members of the Board had any issue to not release the money. Hearing none, he called for a motion to release the escrow money. Member White stated that this money was "strictly" for plan review by Keach Nordstrom.

MOTION:

Member Reardon motioned to release the \$4,701.52 held in escrow for Greenville Recycling, Member Tenney 2nd. *VOTE: All in favor. Member Tenney will notify the Selectmen's office.*

20 MALDERELLI ROAD:

Present: Chad Branon, Fieldstone Land Consultants

Mr. Branon presented a conceptual site plan for this property which would change it to Commercial for a tree services company (Wally's Tree Services). He said it is a small parcel of land in which the Zoning Board of Adjustment approved the change in use back in the beginning of the year.

Mr. Branon stated that they would be using an onsite septic system but not tying into town water. He asked whether he could submit a formal application to review the plans at the Board's October 13, 2016 meeting.

Deb stated that a completed application needed to be submitted today in order to be on the Board's agenda for October 13th. She said that this would provide sufficient time to send out abutters' notices. Mr. Branon stated that he would submit a formal application to the Board by September 29, 2016 if the Board was willing to change its required submission deadline. Member Tenney suggested that the Board vote to change the required submittal date in order to allow this application to be heard on October 13, 2016.

MOTION:

Member Tenney motioned to change the application submission date from September 22, 2016 to September 29, 2016 in order to accept the application, Member Reardon 2nd. *VOTE: All in favor.*

BOARD REORGANIZATION:

Member Tenney reported to the Board that he is now the BOS Ex-Officio to the Planning Board and can no longer serve as Vice Chairman. He asked if there were any nominations for the position of Vice Chairman to fill his vacancy.

Member White motioned to nominate Member Patrick Reardon as Vice Chairman, Member Duval 2nd.

VOTE: Voting in the affirmative were Chairman de Winter, Members Tenney, White & Duval. The motion passed 4-0.

MINUTES:

Member Tenney motioned to approve the minutes of September 8, 2016 as written, Member Reardon 2nd. *VOTE: Voting to approve were Chairman de Winter, Member Tenney & Member Reardon. Members White & Duval were not members of the Planning Board on that date.*

ADJOURNMENT:

Member Reardon motioned to adjourn at 8:10 pm, Member Duval 2nd. *VOTE: All in favor.*

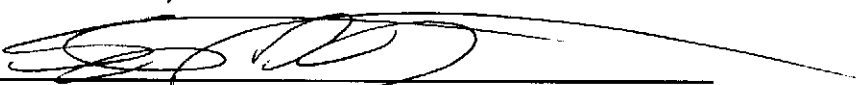
NEXT PLANNING BOARD MEETING: Thursday, October 13, 2016. Deb reminded the Board that Lisa Murphy will also be present that evening to continue discussion on the Master Plan.

Respectfully Submitted,
Debra A. Butcher

APPROVED BY:

Greenville Planning Board


Ted de Winter, Chairman


Scott Tenney, BOS Ex-Officio


Patrick Reardon, Member


Edward White, Member


Rob Duval, Member