

**Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, April 12, 2018**

The Greenville Planning Board met on **Thursday, April 12, 2018 at 7:00 pm** in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Chairman Ed White; BOS Ex-Officio Scott Tenney, Member Michael Sadowski & Member Miles Horsley.

Also in attendance were Town Administrator Tara Sousa, Helen Burke, and other interested residents.

CALLED TO ORDER:

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

BUSINESS:

Greenville DG, LLC – Site Plan – Accept plans as received

Present: Matthew Bombaci, P.E. – Bohler Engineering

Chairman White began by stating that the Board would be accepting the plans as received and stated that the applicant's engineer was present to answer any questions if the Board would allow it but it would be an unofficial presentation. He stated the public hearing is scheduled for May 10, 2018 at 7:00 pm. Board members agreed to hear input from Mr. Bombaci at the end of the agenda.

Chairman White reviewed what was received and accepted the application as complete. He stated that copies of the application will be distributed to Department Heads for their review and comment. The Board agreed to schedule a work session on April 26, 2018 to collect all the Department Head comments and review their comments at that time. He offered that the engineer could attend the work session as well.

Chairman White informed members that Lisa Murphy of Southwest Regional Planning Commission has offered to review the Site Plan for the town. He called for a motion from the Board to hire them to conduct a full review of the Site Plan. He said the Town will pay for their services and the cost will then be charged to the applicant.

MOTION: Member Sadowski motioned to hire Lisa Murphy to conduct a Site Plan Review for Greenville DG, LLC, Member Horsley 2nd. **VOTE:** All in favor. Motion passed unanimously. Chairman White will get the plans to Ms. Murphy on Friday, April 13, 2018.

Chairman White called for a motion to schedule a public hearing for Greenville DG, LLC.

MOTION: Member Sadowski motioned to schedule a public hearing for Dollar General for Thursday, May 10, 2018 at 7:00 pm, Member Horsey 2nd. VOTE: All in favor. Motion passed unanimously.

Mr. Chad Branon, P.E. – Fieldstone Land Consultants

Mr. Branon requested to meet with the Board for preliminary reviews of projects he is working on in Greenville.

Self-Storage Facility Site Plan– Applicant: Mike Lamarre

Mr. Branon stated that this facility is off Old Mason Road over lots 2-37-2 and 2-37-3 and presented a plan for the Board to review. He said the area is zoned Commercial and the parcel is 2.8 acres. Mr. Branon stated his client would like to develop a self-storage facility consisting of 4 buildings at 4,800 square feet. He informed the Board that the storm water plan proposed for this site would be to capture everything and direct it to a storm water management facility at the rear of the property.

Mr. Branon stated that the facility would tie into municipal sewer and water and the plan would be cold storage of non-hazardous materials. Chairman White stated that the application would need to be reviewed by Underwood Engineering due to the municipal connections to town water and sewer. Chairman White questioned whether they would be filing the application with the Department of Environmental Services under the threshold of an Alteration of Terrain permit. Mr. Branon stated “yes”. Additional discussion followed regarding offices for employees who are on site 24/7 for security reasons.

Proposed Residential Housing Project – Applicant: Adam Ames

Mr. Branon presented plans for a proposed residential housing project on tax map parcels 2-21, 2-23, and 2-23-1 off Pleasant Street for 55 units on 35+ acres and to utilize the existing entrance off Pleasant Street. He stated that they are proposing to use all the land for the density in accordance with the open space regulations, however, the project area is about 5 acres. Chairman White stated that he hoped that this would be purchased property and not rental property. Mr. Ames agreed. Discussion followed regarding road construction and keeping all the roads the same.

Mr. Branon stated the property would be served by municipal water and sewer. Chairman White stated that this would need to be reviewed by Underwood Engineering as well.

Hemlock Hills, LLC – Conceptual Review of a re-subdivision and utility improvements

Mr. Branon stated that they are currently working with the State because they need to redo the permitting. Discussion followed regarding the new infrastructure of the site. He stated that he is currently working with Underwood Engineering on final plans.

Greater Waste – Project Update – Permitting Status and Construction Timeline

Discussion began regarding the width of the road along the area of Route 31. Mr. Branon stated that the Department of Transportation mandated the entrance to the site. Mr. Branon stated that they have received Underwood Engineering’s sign off, have updated their DOT permit and have obtained their Alteration of Terrain permit. He reported that the only outstanding issue is obtaining their solid waste permits through the State.

Greenville DG, LLC (continued from earlier this evening)– Discussion

Chairman White called for a motion to allow a presentation from the applicant's engineer.

MOTION: Member Sadowski motioned to allow a presentation, Member Horsley 2nd. VOTE: All in favor. Motion passed unanimously.

Mr. Bombaci reported that they are proposing a 9,300 square foot store with 32 parking spaces in accordance with Greenville's zoning requirements with access off Blanch Farm Road. He said there will be plenty of snow storage. He said they are proposing a connection to municipal water and sewer and for usage amounts, it would be less than a single family residence.

Member Sadowski felt that Blanch Farm Road needed to be upgraded. Chairman White stated that he has already contacted legal counsel for his opinion on bonding, etc. He said that the town needed to work all those details out with the applicant. Chairman White requested notification from Underwood Engineering concerning the pump station and asked Mr. Bombaci to contact them directly. Mr. Bombaci stated that they have submitted all documents as required on the checklist.

Chairman White requested that Deb email Mr. Bombaci with the dates of the work session and public hearing. The Board thanked him for attending and providing a preliminary review of the project.

ADJOURNMENT:

Member Horsley motioned to adjourn at 8:30 pm, S. Tenney 2nd. VOTE: All in favor. Motion passed.


NEXT PLANNING BOARD MEETING: Work Session scheduled for Thursday, April 26, 2018 at 7:00 pm

Respectfully Submitted,
Debra A. Butcher

APPROVED BY:
Greenville Planning Board


Edward White, Chairman


Michael Sadowski, Member


Scott Tenney, BOS Ex-Officio


Miles Horsley, Member