

TOWN OF GREENVILLE
PLANNING BOARD
Thursday, October 22, 2015

In Attendance:

Board members: Ted de Winter, Edward White, Scott Tenney, Doug Reardon

7:00 p.m. Meeting opened

Minutes and Communication

The PB signed minutes from May 28th and October 8th meeting. The Chair signed the contract for the Master Plan to be completed by SWRPC.

Nathan Chamberlin, Fieldstone Land Consultants, PLLC. opened the discussion about Greenville Recycling, LLC.,s site plan on Blanch Farm Road. This 37 acre, Comm/Ind zone is to be done in four Phases: 1) Complete the road and storm management 2) Take down the ridge 3) Complete loop road and apply for dredge and fill 4) Phase 3 will trigger alteration of terrain permit. 9,000 sq. feet of wetland impact. The proposal includes a scale house with bathroom facilities and a larger building will house processing for sheet rock etc.

Shown are the necessary cross culverts, perimeter swales to the drainage basins.

There will be water and sewer to the scale house weigh station. There will be Hydrants (2) and the building will be sprinkled.

Hours of operation Monday – Saturday 7AM – 5 PM. 2-6 Employees. Ample parking for tractor trailer dump trucks (tri axes). The lighting will be off the building, downcast.

Tim Brown, JDC Demolition addressed how this operation will affect the community. It will be a clean operation. He spoke to Mr. Fenton about the sewer line being brought in which will help him with his project. It is looking like an 18 month project to get it up and running. Must go with State Regulations to clear land as phases go along. Abutters may want to know about noise level, all falls under the 100 decibels. D. Reardon said T. Plourde had questions about the existing portion of Blanch Farm Road. Fieldstone has not contacted Road Agent to discuss the integrity of the existing road. Water and Sewer plans need to be reviewed by 3rd party engineers. D. Reardon recalled it was stated that 15 or 20 trucks were mentioned, others in the community are saying 50 or 60. T. Brown clarified 7:00 AM – 3:30 PM Mon-Fri. There may be some trucks on Saturday, but it won't be every Saturday, and it would only be a few trucks. S. Tenney wants the language in notes on plan to reflect the correct hours of operation, occasional Saturdays.

T. de Winter asks if the application is complete. Discussion about whether certified notices were sent out, and if the fees were paid. K. Collins, stated, yes they had been sent. PB needs to decide if application is accepted as complete. T. deWinter explained that after the vote, the meeting will be opened to the public for discussion. D. Reardon asked if the escrow account has been set up. T. Brown asked if town had hired 3rd party engineering firm to review. S. Tenney said Keach & Nordstrom was hired.

T. de Winter said there is a letter to waive regulations regarding the scale on some of the plans. S. Tenney made the motion to waive the regulations on scale, as requested, E. White seconded, all in favor, accepted. D. Reardon made the motion to accept the application as complete, S. Tenney seconded, all in favor, accepted.

T. deWinter recognizes Camilla Hill, Blanch Farm Road. She has lived here 30 yrs and has concerns. She already sees a lot of traffic each day. T. deWinter points out that Route 31 is a State Highway. We are trying to bring businesses to the Town.

T. deWinter recognizes Marshall Buttrick. He questions the alteration of terrain permit. What are you talking about in terms of reduction of slopes? Alteration of terrain is a State Permit, any disturbance over 100,000 sq. feet. The site work being proposed is to make it level. Existing from one elevation to lower. State will look at drainage. Approximately 30 feet being taken down. M. Buttrick asks what will be done to stabilize after this is done. N. Chamberlin explains the slopes are two to one vertically. Setbacks discussed. M. Buttrick asked if we are using a minimum set back. In this zone, the required open space is 30%, we are at 50% which will not be disturbed. Some of these are natural berms. M. Buttrick, if you are not using the area, why are you disturbing it? T. Brown speaks to this question. If you add up what is usable space now, buffer zone can go up to 60' in this area. We need to follow the States requirements for water. Has to do with the water runoff. We are not taking all the area down to one level.

N. Brown mentions that easiest way to control flow of water is to make the property flat.

M. Buttrick recommends that the approval is conditioned on them receiving an alteration of terrain permit. Another concern on east side of property is with the driveway, does it meet setbacks? Setback appears to be 10' from neighbor's driveway. Does that meet the rules in Greenville? T. Brown states that first driveway is for Fire equipment access for safety.

T. deWinter states that the PB relies heavily on another engineer to be sure the plan meets all Town and State regulations. M. Buttrick asks if materials coming in are all going out, or piles of "stuff" dumped there. T. Brown states 100% is recycled, material comes in, gets processed, it is an ongoing turn style of material. C&D facility will go into waste streams.

M. Buttrick, asks regarding extending the sewer line to boundary, what is the elevation to Blanch Farm Rd. This has not been addressed yet. T. deWinter told M. Buttrick he is welcome to come and look at the PB maps to view the elevation lines on the plans.

E. White wants to have the first driveway labeled Emergency Vehicles only and will have a key to gate.

N. Brown provided the Town with a list of common debris so they know what is coming in. We are not a waste site, we are a recycling facility.

D. Reardon stated we do not want Greenville to become a hazardous waste site.

N. Brown, there is some waste, asbestos is abated first. Federal rules regulate PCB's, asbestos and lead will not be coming to Greenville.

C. Hill asked if there would be dust. N. Brown stated there will be hose lines and sprinklers. Can't say there will be no dust. N. Brown said none of materials are leachable as she was concerned about her well.

Nathan Somero was recognized. He noted he is a partner in the condos. When the PB approved Haffner's project, we did not come to speak, it devalued our property (3 condos). We will fight this. S. Tenney said that the zone you live in is a commercial/industrial zone.

T. deWinter moves to adjourn the Public Hearing.

T. deWinter states that we need an escrow account to review the plans. The escrow should be 7,000 for engineering and for proposed Water & Sewer. S. Tenney made a motion for 7,000 for escrow, D. Reardon seconded, all in favor, accepted.

Discuss the extension of Dunster Avenue, LLC for 10/30/2015. T. deWinter wants to know what the applicant intends. The plan will be submitted by next week at Town Hall.

Review the conditions before signing the mylar plan. T. deWinter signs. Chairman signs contract for Master Plan.

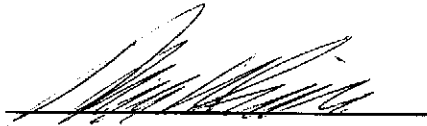
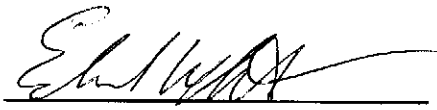
Mr. Taft asks for a copy of plans for Lot 16-1.

Set a date for next meeting

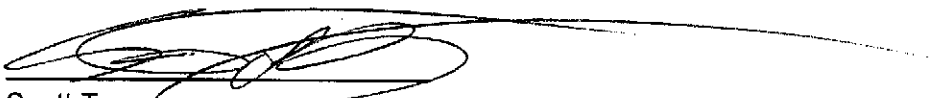

If we have a quorum on November 12th, we will have a meeting, on November 19th if not.

Meeting adjourned at 8:45 pm.

**Approved by:
Planning Board,**


Ted deWinter, Chairman
Edward White

Jonathan Bouley/Absent


Scott Tenney
Douglas A. Reardon, Ex-Officio