

1                                   Town of Greenville, New Hampshire  
2   **Planning Board**  
3   **Minutes**  
4   **December 10, 2015**

5  
6 The Greenville Planning Board met on **Thursday, December 10, 2015 at 7:00 pm** in the Town Hall, 46  
7 Main Street, Greenville, NH 03048.

8  
9 *In attendance were Ted de winter, Chairman; Scott Tenney; Douglas A. Reardon, Ex-Officio & Town*  
10 *Administrator Kelley Collins.*

11  
12 Chairman de Winter called the meeting to order at 7:00 pm.

13  
14 Minutes:

15 Chairman de Winter requested that the minutes show that he is the Chairman and not Chairperson as  
16 written in the approval line. The Board approved the minutes of November 19, 2015 as amended.

17  
18 2015 Town Report:

19 Chairman de Winter questioned when the Town Report draft was due. K. Collins stated "January 8,  
20 2016". He requested copies of the 2015 Planning Board minutes in order to prepare the Town Report.

21  
22 K. Collins reminded the Board that they would be having a work session on December 17, 2015 to work  
23 on the Master Plan report with Lisa Murphy of the Southwest Region Planning Commission.

24  
25 **Public Hearing with Chad Brannon, P.E., Fieldstone Land Consultants to discuss Greenville Recycling**  
26 **LLC project on Blanch Farm Road (Map 1, Lot 44-2) for a construction debris recycling facility.**

27  
28 Present: Chad Brannon, P.E.; Fieldstone Land Consultants; Greenville Recycling LLC owners; abutters

29  
30 K. Collins distributed a report from Steven Keach, P.E. of Keach –Nordstrom Associates which she  
31 received at 5:45pm this evening.

32  
33 Chairman de Winter stated that the Planning Board voted to continue the public hearing to this  
34 evening and opened the public hearing. He asked Mr. Brannon to take the floor.

35  
36 Mr. Brannon introduced himself and stated that he represents the owners of Greenville Recycling LLC.  
37 He stated that the last time they met with the Board was October 22, 2015, at which time the Board  
38 decided to send their approved application, site plans and storm water management report to Keach-  
39 Nordstrom for their technical review and comments. He said that they were proposing to have  
40 municipal sewer and water. Mr. Brannon stated that they received their initial review from KNA on  
41 November 10, 2015 where he addressed several issues raised, and subsequently, it was decided to  
42 submit revised plans. He said they are now before the Board to provide them with an update on the

43 project and walk the Board through some of the revisions they have made to date. He said that many  
44 of the comments made at the October 22<sup>nd</sup> meeting were incorporated.  
45

46 Discussion followed regarding hours of operation, access to the facility and expanding sewer along  
47 Blanch Farm Road. Mr. Brannon stated that the Board wanted the hours of operation to be better  
48 defined and show emergency access and they have done that. He also stated that at the October 22<sup>nd</sup>  
49 meeting, his clients have agreed to reconstruct the entire length of the road to town standards and will  
50 work with the Road Agent to do so and that a traffic analysis shouldn't be necessary. Mr. Brannon  
51 stated they would be happy to work with the Planning Board to make an adjustment to the alignment  
52 of the intersection of Blanch Farm Road – possibly T-ing up that intersection a bit. They will also get a  
53 letter from NH DOT District 4 stating they have met requirements. He said working with the town will  
54 negate any need to do additional traffic studies.  
55

56 Chairman de Winter questioned whether the road was a State matter rather than a local matter. Mr.  
57 Brannon said it was not because they were reconstructing a town road. He said the State would need  
58 to be notified because they are going to be operating in the State's right-of-way. He said he would be  
59 happy to obtain a letter from DOT. D. Reardon felt a letter was a good idea.  
60

61 D. Reardon asked if there was going to be any signage north and south warning residents that there is  
62 heavy traffic and trucks entering. Mr. Brannon stated that it is a not a requirement of DOT, however, if  
63 the Board wants signage, they would provide it.  
64

65 Chairman de Winter requested that Mr. Brannon provide a summary of the letter to the town from  
66 KNA received today. To address Item 1 in the General Comments, Mr. Bannon stated the applicant will  
67 obtain all state and local permits required for the project.  
68

69 In Item 2, Mr. Bannon stated they would get the requested letters from the Fire Dept. and Road Agent.  
70 Chairman de Winter stated that they want the letters for the file, not just a verbal agreement.  
71

72 Mr. Bannon stated they will seek the driveway permit in Item 3 after they gain approval for the overall  
73 plan. Chairman de Winter wanted the permit covered in the letter from the Road Agent. S. Tenney  
74 recommended that it also be included in the notes on the submittal plan that upon completion of the  
75 road and approval from the Board with an appropriate driveway permit.  
76

77 Applicant agreed to post a bond for the road work, relocation of utilities and implementation of the  
78 final erosion and sedimentation control plan recommended in Item 4.  
79

80 Chairman de Winter didn't see the need for the separate narrative of the plan at this time as described  
81 in Item 5. Mr. Brannon said the information is already included on the plans.  
82

83 K. Collins asked if it would be possible to get a copy of just the notes to share with the public to help  
84 them understand the project. Mr. Brannon felt that the notes without the plan drawings aren't very  
85 valuable and Chairman de Winter agreed.  
86

87 In the Zoning Matters section, KNA didn't find any departures from requirements of the zoning.  
88  
89 In Planning/Design Matters section, Item 1 identified a spelling error in the application submittal.  
90  
91 For Item 2, a facility lighting plan will also be provided by the applicant.  
92  
93 Applicant understands that a permit will be required for any signage as outlined in Item 3.  
94  
95 Applicant agreed to language recommended by KNA in Item 4 regarding the phasing of the project.  
96  
97 In Item 5 regarding the water main extension, Mr. Brannon stated that they believe they have sized the  
98 pipe correctly to address KDA's concerns and that the design will be reviewed by Underwood  
99 Engineers.  
100  
101 Mr. Brannon reiterated that they would work with the town on alignment of the intersection at Blanch  
102 Farm Road to address Item 6. He stated that sight line is excellent in both directions.  
103  
104 For Item 7, Applicant agreed to provide geotechnical review to ensure slopes, grading and drainage are  
105 adequate. Mr. Brannon stated they are meeting all state guidelines and are awaiting input from the  
106 geotechnical engineers to ensure design is adequate. Chairman de Winter asked if boring was  
107 necessary and if ledge was present. Mr. Brannon said they dug test pits 16-20 feet deep and didn't find  
108 any unsuitable material and they aren't interested in needing to blast. They would change elevations  
109 to work around any unexpected soil conditions but not so the drainage design would have to change.  
110 If the conditions were such that the site design had to be modified, Mr. Brannon asked if it would be  
111 acceptable to come before the Board to discuss it at that time. The Board members agreed.  
112  
113 K. Collins asked what the worst case scenario is and Mr. Brannon stated it would be if they hit ledge at  
114 20 feet and the back end of the site would have to be 10 feet higher than as proposed. S. Tenney  
115 asked what impact lifting the site would have including noise mitigation. Mr. Brannon stated that if  
116 they had to lift the site the 10 foot berm planned for noise mitigation would start to encroach on the  
117 work zone and lose usable space. S. Tenney asked what assurance does the Board have that if they ran  
118 into unsuitable soils that they would come back before the Board rather than just take care of it  
119 without the Board knowing short of getting a set of as-builts. Mr. Brannon said they noted on the plan  
120 that the town would have access to the site anytime for inspections. The intent is to build it per the  
121 plan. They could note on the plan that notifying the Board was required. S. Tenney wanted that as a  
122 condition of approval.  
123  
124 Chairman de Winter asked if there had been any change to the 100 year flood plain. Mr. Brannon  
125 stated that the state had made changes in the 100 year storm regulations and that the plan took that  
126 into consideration and will be requesting a permit from the state.  
127  
128 Mr. Brannon said they would provide additional information on the scales and scale house as  
129 requested in Item 8.  
130

131 In Item 9, Mr. Brannon reiterated that they would be complying with state regulations regarding  
132 embankment grading and slopes. They'll have 20 foot slopes with a 10 foot bench to control erosion.  
133 KNA recommends a review by a geotechnical engineer. Chairman de Winter raised a concern about  
134 deluges that may impact the integrity of the slopes. Mr. Brannon stated that the only water the slope  
135 would see would be from rainfall and that everything else is drained away from the slope to prevent  
136 erosion and he believes the plan adequately addresses those concerns. They prefer not to have to hire  
137 a geotechnical person.

138  
139 Chairman de Winter asked how much material they would have to move and how much would have to  
140 be moved offsite. Mr. Brannon stated that there would be 52,000 yards of excess material and, due to  
141 the nature of the proposed operation, whatever material isn't reused on site will be mixed with other  
142 recycled material and moved offsite gradually and does not to all be transported immediately. K.  
143 Collins asked since it is going to be stockpiled onsite and doesn't that create drainage problems. Mr.  
144 Brannon said that had been addressed. The applicant stated that it would be in small piles and the  
145 runoff from the platform holding the materials will directed toward the storm water management  
146 area.

147  
148 Mr. Brannon asked if the Board was comfortable with their design and our certification and what is  
149 their take on the town's consultant input. K. Collins asked the Board if they wanted to meet with the  
150 consultant to discuss first.

151  
152 Mr. Brannon stated that they are in agreement with KNA's recommendation in Item 10 for a 20 foot  
153 public sewer easement for proposed and future area where public sewer will be laid. Chairman de  
154 Winter wanted clarification as to who the easement would be conveyed to. Mr. Brannon stated it  
155 would be to the town.

156  
157 Similarly in Item 11, Mr. Brannon stated they are in agreement for a public utility easement for the  
158 water main extension.

159  
160 Mr. Brannon stated they are in agreement with KNA's recommendations in Item 12.

161  
162 Chairman de Winter thanked Mr. Brannon for his presentation and asked the Board and the applicant  
163 if there were any other discussion they'd liked to have about KNA's letter. Mr. Brannon stated that he  
164 was happy to have the opportunity to present tonight and to hopefully receive a conditional approval  
165 so he can pursue getting his State permits for this project.

166  
167 D. Reardon asked whether there was going to be any onsite storage of fuel for their vehicles. The  
168 applicant stated that for the few phases, it will be filled every few days from Mahoney's Oil or  
169 Haffner's. He assured the Board there will not be any 250 gallon tanks there but would obtain any  
170 permits if necessary.

171  
172 Chairman de Winter questioned whether it was the sense of the Board that they were ready to  
173 approve or was there other things that were pending. S. Tenney recommended to wait until the items  
174 raised were addressed and are on the plans. He stated that Mr. Brannon is requesting a conditional

175 approval and asked what that would entail, i.e. start work on the road or start the physical work on the  
176 private site? Mr. Brannon stated that they wouldn't be allowed to start until they have satisfied the  
177 items in this letter and have agreed to address them except for the two items stated previously – the  
178 Geotechnical and the Blanch Farm Road intersection items. He said they would be happy to come back  
179 to the Board to make sure the plans met the Board's approval. The Conditional Approval only allows us  
180 the start the State permitting process. He stated that timing was critical for his client. He said they have  
181 narrowed down the outstanding items addressed by the Board and incorporated all the items that they  
182 could.

183  
184 K. Collins asked if they were comfortable going for their State approval before the town's water and  
185 sewer engineers had an opportunity to look at the revised plans? Mr. Brannon suspects that this  
186 would not be an issue.

187  
188 S. Tenney stated that he was comfortable with the issues around enforcement because in order to  
189 meet State specifications, it would be putting Mr. Brannon's engineering license on the line if not met.

190  
191 Chairman de Winter called for public comments.

192  
193 Atty. John Rattigan, representing SK Ventures, spoke on behalf of one of the abutters. He wanted to  
194 review different phases of the property including futures uses, noise, traffic and dust control. The  
195 Board said that a previous meeting addressed those issues. K. Collins offered to send minutes of the  
196 previous hearing to counsel which addressed some of his concerns.

197  
198 Discussion followed concerning the various phases of construction and timeframe needed to complete.

199  
200 Atty. Rattigan questioned about the nature of the machinery to be brought on site. The applicant said a  
201 bulldozer, an excavator & and a loader. The attorney asked about recycling machinery being used. The  
202 applicant said an excavator and the crushing plant. Discussion followed about what materials would be  
203 processed. Mr. Brannon stated that a complete list of materials to be processed is on the plans.

204  
205 Atty. Rattigan asked the applicant what they thought was a reasonable noise level at the property line.  
206 K. Collins advised the Board not to answer that as the Town does not have a noise ordinance.

207  
208 Atty. Rattigan asked whether the applicant would be transferring materials off site. The applicant  
209 stated "no" – the materials will be recycled onsite and hauled off site.

210  
211 An abutter provided some historic information concerning the previous approved use of this land and  
212 adjacent properties to be used as residential. He felt that the proposed use for this land was now not  
213 compatible for residential use of his property and the safety of families. He stated that as proposed, no  
214 barriers or fencing were included.

215  
216 Hearing no other comments or concerns, Chairman de Winter closed the public hearing. He asked  
217 Board members whether they wanted to conditionally approve. D. Reardon stated he was ready to,  
218 however, he wants the DOT to sign off on this.

219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253

S. Tenney moved to conditionally approve the permit subject to the recommendations and requests from KNA with the exception of Geotechnical engineering and that all other applicable State permits were obtained, Doug 2<sup>nd</sup>. *Motion passed unanimously.*

Adjournment:

S. Tenney motioned to adjourn at 8:50pm and seconded by D. Reardon. *Motion passed unanimously.*

*Next Meeting: Thursday, December 17, 2015 – Work session with Lisa Murphy from Southwestern Regional Planning Commission concerning the Master Plan.*

Respectfully Submitted,  
Debra A. Butcher

Approved by:  
PLANNING BOARD,



Ted de Winter, Chairman

Edward White

Jonathan Bouley



Scott Tenney



Douglas A. Reardon, Ex-Officio