

Town of Greenville
Planning Board

Minutes – July 8, 2021

Call to order at 7:00 p.m. Present: Chairman Michael Sadowski, Members Miles Horsley, Jason Seymour, and Kathryn Seymour, and BOS Ex-officio Tara Sousa.

Chairman Sadowski thanked new members Kathryn and Jason Seymour for joining the Board, noting the risk of not having a quorum when there were only 3 active members. He explained the process for accepting minutes, and recommended moving the minutes to the end of the agenda.

Meet with Chad Brannon – Hemlock Hills Conceptual Discussion

Chad Brannon, Civil Engineer for Fieldstone Land Consultants, presented to the Board on behalf of Traven Development regarding Hemlock Hills. He discussed the history of the approved 68 Lot subdivision, which currently has 4 lots developed and one merged, leaving 63 lots undeveloped. He noted due to the lapse in time, some State approvals have lapsed. He stated all wetlands crossings were completed, and indicated on the plans the paved areas in Greenville and New Ipswich, noting the roughed-in roads without pavement have substantial vegetation growth. He stated the development is under agreement to be sold to Traven Development, with Matt Olson as the primary contact. Mr. Brannon reviewed that when last before the Board, Fieldstone and Jim Fenton (owner) were exploring options for connecting to municipal sewer and water. At that time, an agreement was reached to bring a gravity sewer line through Greenville Recycling's property, and those improvements have been completed. He presented a conceptual plan which would reconfigure the lots along the existing planned roads, increasing the number of lots but limiting the land disturbance, as the previously proposed driveways were driven by well and septic placements. He explained that the engineering work of reconfiguring the lots had not yet been done, feeling it best to repropose this on a conceptual basis, due to the complete turnover of the Board since it was last proposed. Chairman Sadowski referenced the possible "statute of limitations" due to the amount of time elapsed. Mr. Brannon discussed a recorded development agreement and his belief that the prior local approvals were still active. The need to confer with Town Counsel was discussed. Mr. Brannon acknowledged that it may be irrelevant, due to their desire to redo the subdivision. Chairman Sadowski inquired about the ownership of the road, and Mr. Brannon indicated that it was designed and intended to be public roads throughout.

Mrs. Seymour asked if the spirit of the development would change with the switch from well and septic to municipal water and sewer. Mr. Brannon answered that he did not have examples of the houses to be built, but that those could be shared in the future, and while not a cluster development under the ordinance, the homes would generally move closer to the road leaving more undisturbed land. The anticipated increase in total lots would be from 68 to 100. Chairman Sadoski asked the total acreage of the project, and Mr. Brannon could not recall, but that it was at least 100+ acres. Mrs. Seymour asked about the average home price when the subdivision was originally proposed, and if the new proposal would be a different type of development. Mr. Brannon discussed the marketability of municipal sewer, with less maintenance and more useable yard space, and confirmed that due to the substantial investment needed to build the roads, etc., that this would be an upscale development versus

workforce/affordable housing. Mr. Brannon discussed the current owner's focus area of development, and the future owner's focus in southern New Hampshire. Mr. Seymour asked if the proposal would be for one acre lots. Mr. Brannon answered that some would be one acre, but the average would more likely be 1.5 to 2 acres, driven by the topography. He explained that had the project originally been designed for municipal water and sewer the density would have been maximized, but using the existing road design will maintain more green space. The zone was discussed to be rural agricultural. Mr. Brannon expressed a desire to see the project through to completion, and Chairman Sadowski expressed concern about projects that are started but not completed. Mrs. Sousa discussed the need to have the Town's engineers review the current status of the Town's water and sewer systems to determine if the available capacity is able to support such a proposal. Mr. Brannon expressed that they would wish to have that review before additional design work is done, even if on a conceptual basis. He discussed the utility status as he knew it 16 years ago, and expressed willingness to fund an escrow to facilitate an updated review. He inquired if Utility Partners was still the firm. Mrs. Sousa confirmed that Utility Partners, now H2O Innovations, was still the contract operator, but that Underwood Engineers would represent the town in such a review. Chairman Sadowski inquired, and Mr. Brannon confirmed, that these would be single-family homes. The total increase in housing units with two concurrent developments was discussed. Mrs. Seymour inquired about the possibility of reaching capacity in the Town's sewer system. Mr. Brannon explained that capacity is generally reserved if an infrastructure study determines that a project can be approved. Mrs. Sousa noted the other connections added or planned to be added since this project was originally proposed.

Chairman Sadowski invited questions or comments from Marshall Buttrick, of 240 Adams Hill Road. Mr. Buttrick commented on the existence of conservation easements that were recorded and should be reflected on any future plans, expressing the expectation that they would continue in perpetuity regardless of the reconfiguration of the lots. Mr. Brannon confirmed that the easements did exist, and indicated their general location on the plan. Mr. Buttrick also inquired about the fire cisterns which were part of the original proposal. Mr. Brannon indicated that there was a fire cistern, but that hydrants would be added to the revised design if the system pressure allowed. Chairman Sadowski expressed appreciation for Mr. Buttrick's historic perspective on the prior approval. Mr. Buttrick also noted the land use change tax that would be associated with removing the individual lots from current use. Mr. Brannon discussed the current condition of the pavement in the development. Chairman Sadowski inquired about the status of the New Ipswich portion of the project. Mr. Brannon noted the possibility that this would be deemed a project of regional impact, due to the potential for increased traffic. He stated that the New Ipswich portion had also been proposed and intended to be accepted as a Town road, but acknowledged the need for Town meeting approval. He discussed the development pressure coming to this area of New Hampshire. He expressed that there is much more discussion to be had, and apologized for not bringing the large file to address some of the questions that were asked. He felt confident that this would be a tax-positive project. The potential for the development to become a cut-through between State highways was discussed, and Mr. Horsley expressed his feeling that through-traffic should not be allowed. Chairman Sadowski discussed the need to research the original development agreement and have Town Counsel present at the next meeting.

Minutes – June 10, 2021

The Board reviewed the minutes of the June 10, 2021 meeting. Mrs. Seymour inquired about the plans for the "Depot" and Chairman Sadowski recounted the proposal. It was noted that the titles in the signature section needed to be updated. Mrs. Sousa stated that she would make those corrections and bring the minutes for approval at the next meeting.

Other Business:

Chairman Sadowski discussed his concerns that work had begun at the Country Mile without the condition of recorded easements or covenants having been met. He requested that the Code Enforcement Officer visit the site no later than next Monday to address the issue of compliance with the ZBA and Planning Board condition before a building permit could be issued. Mrs. Sousa indicated she would contact the Code Enforcement Officer and felt confident she would be able to visit the site by early next week. Chairman Sadowski discussed the recourses available to Board, beginning with voluntary compliance. Mrs. Sousa discussed the items which would trigger the need for a building permit, versus excavation or other work related to their DES permits. Mr. Horsley expressed that breaking ground without having recorded the covenants was not in keeping with the intent of the approval. Chairman Sadowski recounted his conversation with a Country Mile employee, who indicated the intent was to have the project complete by September. The enforcement responsibility ultimately lying with the Board of Selectmen was discussed.

Motion by Mrs. Seymour, 2nd by Mr. Horsley, to adjourn at 8:06 p.m.

Motion carried with 5 in favor, none opposed.

Respectfully submitted,
Tara Sousa, BOS Ex-officio

Approved by:
Greenville Planning Board



Michael Sadowski, Chairman



Miles Horsley, Vice Chairman

Jason Seymour

Kathryn Seymour



Tara Sousa, BOS Ex-officio