

**Town of Greenville
Planning Board**

Minutes – September 9, 2021

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

Chad Brannon, of Fieldstone Land Consultants, indicated he would begin with the Columbian Ave project conceptual discussion, as the owner, Adam Ames, was present. He described the subject property as Map 2 Lot 35, 27 Columbian Ave, located at the end of that road, and consisting of just under 7.4 acres. The street location, and proximity to the school (SAU) building was discussed. Mr. Brannon noted that there were some jurisdictional wetlands delineated on the plan, as well as buildable "upland areas". He explained that they were looking to do an open space development with 5 single-family homes, noting the density would be 7 units, and would be served by municipal water and sewer. He noted that the wetlands would be impacted by the driveway placement, so a state wetlands permit would be required.

Chairman Sadowski asked how much land each home would have. Mr. Brannon stated that they had not been laid out, but that they could be spaced apart with 20,000 to 30,000 square feet each. He indicated this would likely be a condominium-style development, with limited common areas and preservation of open space. Chairman Sadowski reviewed requirements under the open space ordinance. He noted that the ordinance requires the parent tract of land to be a minimum of 20 acres, with 250 feet of frontage on a class 5 or better road. Mr. Brannon said he believed there was some provision in the ordinance for lots connected to municipal sewer and water. He discussed the zoning as residential, and that they would not be seeking an increase in density, and that with land preservation being a goal, that this would be "ideal". Mrs. Sousa expressed that a variance would be required to do an open space development, and questioned if the existence of the wetlands was why they favored that option over six traditional building lots. Mr. Brannon stated that typically, open space development ordinances fall under the innovative land use statute, empowering the Planning Board to waive certain requirements. He asked if the Board would be able to get clarification if the Planning Board would have such authority, and suggested he could send an email outlining that question. He did note that there didn't appear to be a reference to the innovative land use statute. Mrs. Sousa expressed that she could do some research, then forward an inquiry to Town Counsel if necessary. Mr. Brannon indicated they could explore a more traditional subdivision under Appendix A, or consider seeking a variance for Appendix B.

Mrs. Sousa asked if the topography would allow for gravity sewer. Mr. Brannon indicated that the site raises toward the back, so they are hopeful that gravity feed will work. He noted an existing easement from the school building for sewer. Chairman Sadowski questioned the intent to have the existing duplex and single-family homes on the same lot. Mr. Brannon equated the condominium to the configuration of Barton's Ridge. Mr. Horsley discussed the general compactness of the Pleasant/Main Street areas. Chairman Sadowski asked about the square footage of the proposed homes. Mr. Ames answered that he anticipated building 2 bedroom, 2 bath homes. Mr. Brannon indicated that would likely put the homes at 1600 to 1800 square feet. The road placement was discussed, and Mr. Brannon confirmed all improvements would be within the lot. Mr. Horsley asked if there was a creek in that area,

which Mr. Brannon confirmed there was. Mr. Horsley discussed historic issues with that drainage, but Mr. Brannon indicated that there is an open swale at the subject property. The density and impact of the wetlands on a conventional subdivision plan was further discussed, and Mr. Brannon indicated he would want to have that plan drawn out to be able to answer specific questions. He discussed the maintenance burden of a Town road, and expressed his professional and personal opinion that the property is better served under the open space option, where the road remains private and more land is preserved. Mr. Brannon expressed that there is some confusion in the wording of the open space ordinance, and referenced the Barton's Ridge approval as an example. Mrs. Sousa commented on the Planning Board's error in granting said approval. Chairman Sadowski referenced the intent to seek clarity in application of the open space ordinance. Mr. Horsley inquired if a site walk was warranted. Chairman Sadowski expressed his feeling that the required pictures should provide the necessary look at the site. Mrs. Sousa expressed it was mute until the questions on the open space ordinance were resolved.

Mr. Brannon moved on to discussion of Barton's Ridge. Chairman Sadowski inquired about delays in construction, and Mr. Brannon discussed issues with material availability, but that construction is moving forward. Mr. Brannon noted that the developer intends to pave phase one shortly. Chairman Sadowski asked if the first home is intended to be a model home, and Mr. Brannon said that it was. Mr. Brannon discussed issues identified with ledge, and explained that his purpose for being here tonight was to discuss a possible relocation of 2 approved duplex units in order to avoid substantial a ledge cut. There would be no change to the total number of singles or duplexes. Mr. Brannon showed a revised plan which would have an originally planned single unit move across the street into available space, in order to make room for a duplex in that location. The second unit which needs to be moved would move to a location on the outer edge of the development, utilizing a shared driveway. He commented that the area which would now be undeveloped would likely be better for the adjoining apartment complex. The proposed changes would require amendment of the site plan and their alteration of terrain permit. Mr. Brannon indicated the stormwater management plan would not change based on the proposed reconfiguration. Mrs. Sousa commented that her only concern would be the unit on the shared driveway, as it resembles a dead end, which is generally avoided for emergency access purposes. She did agree that the shifted placement to the rear of the development would be a positive for the abutters, as would the neighborhood not being subjected to the noise of additional ledge removal. She also wanted to revisit the guidance from the Town Attorney about the original improper approval. It was discussed that that issue involved increasing the number of bedrooms in the duplex units. Chairman Sadowski found information he had been looking for in the ordinance on shared driveways, which were allowed, but expressed that emergency services may have concerns about turnarounds, etc. Mr. Brannon agreed that any modifications should be reviewed and signed off on by emergency services. The depth and location of ledge were further discussed. Mr. Brannon expressed that though much of the work is unseen, like utility work, a lot of work has been done on this site already. He asked if communication can continue on this matter, including review by emergency services and advice of Town Counsel regarding the approval issue. Chairman Sadowski indicated that the Board would contact Atty Bedard for advice on the legal issue, and that Mr. Brannon should follow up with emergency services.

Mr. Brannon updated the Board on efforts regarding Hemlock Hills. He reported that in talking with the water/Wastewater Department, there is available capacity for connection of the project, but that a

booster appears to be needed for water, due to the elevation. He anticipated scheduling a discussion to address questions about the original development agreement. Chairman Sadowski stated that the Board would have Town Counsel present for the next discussion on this project. He inquired about New Ipswich, as a couple lots would still be intended to be developed there. Mr. Brannon agreed that they would need to meet with New Ipswich again, and that the project would likely trigger the "regional impact" designation due to this being a connecting road between two State routes. Chairman Sadowski suggested that confirmation of New Ipswich's acceptance of the road would be a good first step. Mr. Brannon explained that road acceptance cannot occur until the improvements are built, but acknowledged that there will be a lengthy approval process, similar to the original process in 2002. Mr. Brannon explained that two of the New Ipswich lots had frontage on Route 124, and were built, but that road improvements would need to be completed before building permits would be issued for the other New Ipswich lots. Chairman Sadowski noted the proposed increase from 65 to 100 units as having substantial impact on schools, emergency services, and utilities, and discussed the speed with which the original development agreement indicated those homes would be built. He questioned also the cumulative impact of the multiple proposed projects on the Town's water and sewer systems. Mr. Brannon explained that generally municipalities need to get within 20% of their maximum capacity before needed upgrades or moratoriums are considered. Mr. Brannon discussed the development pressure westward as communities like Nashua and Milford are completely built out. Chairman Sadowski referenced the need to control development in a conformance with the Master Plan. Mrs. Sousa noted that though he may have received a positive indication from the Water/Wastewater Superintendent about the systems' capacities to receive this many new connections, the Town would want Underwood to review as well, given the massive percentage increase of total connections if all three proposed projects (Barton's Ridge, Hemlock Hills, and Columbian Ave) were built. Mr. Brannon discussed the inefficiency of the Town's limited connections. Mr. Horsley expressed that the "economy of scale is all well and good", but not if we don't have the needed infrastructure. Mrs. Sousa expressed that the addition of 100 connections would have a positive impact on funding these budgets, and expressed greater concern about capacity at the wastewater plant, given the Town's flows during rain events due to infiltration issues. Mr. Sadowski expressed concern about the impact on schools, and Mr. Brannon indicated they could do a fiscal impact study. Mr. Horsley discussed the general perception of a preference for commercial development, due to that not involving additional students in the schools. Mr. Brannon discussed efforts to bring commercial development to Greenville, such as a grocery store, but expressed that increased (residential) density was needed to make those types of projects viable.

Mr. Brannon discussed Greenville Recycling, which he indicated was close to completion, and moving into phase 4. He noted he had done a site walk there last week, prompted by a request of the Town's Building Inspector. He discussed water issues reported by abutters, which he attributed largely to water coming from Route 31. He stated that the stormwater is now isolated to the site. He indicated the Greenville Recycling wished to amend their site plan to reduce the size of the proposed building from 180 X 208 ft to 120 X 275 ft. Chairman Sadowski asked what the height of the building would be, and Mr. Brannon did not have those specifics, but anticipated it would be close to the maximum height, or potentially over, requiring relief. The location of the previously approved building site was clarified as being atop the slope which is visible from Route 31. Mr. Brannon expressed it was unclear if a site plan amendment would be required, given that the proposal is a reduction in the size of the approved building. He discussed that the business originally wanted a 38-foot-high building for the construction

debris recycling operation, but was considering whether they could make the 35 foot height work to avoid needing a variance. Mr. Horsley wanted more clarification of the issue with the slope impacting abutting properties. Mrs. Sousa estimated the time of the most recent silt fence failure. Mr. Brannon discussed the unusually wet summer causing channelized erosion, and his professional opinion that the slope had not failed. He noted that the client had addressed the issue with stone, but that he had additional recommendations to make further improvements, which he would be writing up for the client to them provide to the Building Inspector. Chairman Sadowski questioned the retail aspect of the operation, which he believed had been disallowed during the approval process. Mr. Brannon did not recall any such condition.

Mr. Brannon discussed the second proposed change sought by Greenville Recycling to revise the operating hours, in order to accommodate a second shift, with shifts running roughly 7:00 a.m. to 3:00 p.m., and then 3:00 to 11:00 p.m. He indicated truck traffic to and from the site would be restricted after 5:00 p.m. Board members expressed general concerns about the noise, and its impact on abutters. Chairman Sadowski indicated that he would be looking for specific information about the decibel levels of the equipment and operation. There was consensus that no such alteration of the site plan approval could be done without a new public hearing with notice to abutters.

Chairman Sadowski discussed concerns about the placement of the Greenville Recycling sign at the corner of Blanch Farm Road and Route 31, as well as the Wally's Tree Service sign at Route 31 and Malderelli Rd., and asked Mrs. Sousa to have the Building Inspector review if they were permitted and in compliance.

Ordinances

The Board briefly discussed their ongoing work on the definition section of the ordinance. Chairman Sadowski asked if there were any objections to the suggested revisions he had distributed at the previous meeting, and there were none. Mrs. Sousa recommended drafting language for green space, greenbelt, and ADU.

Mrs. Sousa relayed that the Selectmen had received notice from Jason and Kat Seymour that they needed to step down from the Planning Board due to having purchased a home outside of Town. The domicile requirement, which Mrs. Sousa explained they had questioned in hopes of remaining on the board, was discussed.

Marshall Buttrick, of 240 Adams Hill Road, recommended that the Board make efforts to find alternates for appointment.

Motion by Mr. Horsley, 2nd by Mrs. Sousa, to accept the minutes of the August 12, 2021 meeting as presented.

Motion carried with 3 in favor, none opposed.

Motion by Mr. Horsley, 2nd by Mrs. Sousa, to accept the minutes of the July 8, 2021 meeting as presented.

Motion carried with 3 in favor, none opposed.

Motion by Mrs. Sousa, 2nd by Mr. Horsley, to adjourn at 9:00 p.m.
Motion carried with 3 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