

**Town of Greenville
Planning Board**

Minutes – April 14, 2022

Call to order at 7:01 p.m. in the Town Hall meeting Room. Present: Vice-Chair Miles Horsley, Member Scott Tenney, and BOS ex-officio Tara Sousa, with Megan Jepson sitting in for Town Counsel.

Dan Hines application completeness review and site plan review. Regarding listing the Town of Greenville as an abutter, he has expanded where the town would be considered an abutter. Regarding open space/lot coverage, the open space is 44.8%, and is being addressed.

A request for a drainage waiver was submitted to the town since there is no stormwater plan. A new proposed drainage easement was added to the site plan to relocate the easement. The old drainage system would be closed off, and a new system would be installed. Vice-Chair Horsley asked what the issue was. Mr. Foisie responded that the issue was that there are several current right-of-way easements, one of which is registered with the Registry of Deeds. The right of ways would re-route, but would still maintain access to each property. Access and parking easement to be re-recorded that would make the access path clearer. Abutter, regarding access to parking which is behind abutters building (restaurant), agreed to clearing up any confusion in the language of the 1938 easement.

Vice-Chair Horsley requested to partially review the third-party engineering report sent to the Town. Ms. Jepson advised that no decision be made until there was time to thoroughly review the report.

Vice-Chair Horsley asked the opinion of the board on going forward with voting on the completeness of the application. Mr. Tenney stated that he believed the waiver requests for drainage and landscaping would meet the required criteria to make it possible to vote on the completeness of the application as all the requested information had been submitted.

Motion by Mr. Tenney to accept the site plan application as complete, acknowledging two separate waiver requests; one for drainage, and the second for the landscape plan, to be technically reviewed at the site plan review hearing. Two additional conditions be met; information and notations be provided on the public right of way adjustments through parcel 8-37, and second a new easement be provided for access to the rear and north portion of lot 8-37. Second by Mrs. Sousa, 3 in favor, none opposed, motion carried.

Public hearing opened for review of the site plan application.

Mr. Foisie asked to present additional points on the site plan, board agreed. He asked whether the board was likely to accept the landscape waiver. Mr. Tenney stated that since the building was already surrounded by impervious surface, any landscaping would be negligible, and a waiver would likely be acceptable.

Mrs. Sousa moved to continue the public hearing on the site plan.

Mr. Hynes asked what the biggest concerns of the board were concerning the project, Mr. Tenney said that the biggest concerns of the board would be the stormwater situation, parking, and utilities – specifically water supply.

Motion by Mr. Tenney to table the application until Thursday June 9, second by Mrs. Sousa, 3 in favor, none opposed, motion carried.

Site plan completeness review for Adam Ames, presented by Mr. Chamberlin, for a proposed 4 lot subdivision. The subdivision would have one common driveway to minimize impact on the 5,000 sq.ft. of wetlands. The lots would be serviced by town water and sewer. No access easement was submitted.

Mr. Tenney asked if the driveway was being extended, Mr. Chamberlin said that that it was not being extended, just moved over slightly.

Mr. Tenney asked if all wetlands' permits had been submitted to D.E.S., Mr. Chamberlin said they were waiting to have a final plan before applying for permits.

Fire-Chief Buttrick asked what the distance was from the last fire-hydrant to the furthest house. Mr. Chamberlin replied that it was around 1,000ft.

Mrs. Sousa said that she had spoken to the wastewater superintendent, and he had told her that the planned gravity feed sewage plans were changing to an E/One system. Mr. Chamberlin said that they could have gone with a gravity system, but it would have been more expensive, requiring larger pipes. Mrs. Sousa asked how that would work in terms of shared maintenance, and Mr. Chamberlin replied that there would have to be some kind of agreement between the home owners.

Vice-Chair Horsley asked whether they had considered making the shared driveway a public road up to the point past the wetlands. Mr. Chamberlin said that there would have been no benefit in doing that.

Vice-Chair Horsley asked what the board's concerns were with a shared driveway, Mr. Tenney said that it should be named as a private road, and all the easements were submitted, he would not have a problem with a shared driveway in order to minimize land disturbance and curb cuts, etc.

Mrs. Sousa said that she had concerns about the configuration of the lot boundaries, Town Counsel recommended that the site plan should go out for a third-party review for the reasonable and compact requirement for the lots, the length and width of the driveway, and the issue of the wetlands.

Vice-Chair Horsley asked Ms. Jepson if she had any concerns with the shared driveway, and she replied that the length and width concerned her the most. Vice-Chair Horsley asked what the length and width of the driveway was, Mr. Chamberlin responded that it was 600ft. long and 14ft. wide. Counsel said that generally it should not exceed 400ft in length for a cul-de-sac. Mr. Chamberlin said the width was adequate for three houses. Counsel asked for the opinion of the fire chief, Mr. Buttrick responded that several more feet added to the width would be better for fire trucks, delivery trucks, etc. to have proper clearance.

Mr. Tenney said that he did not see a need for a third-party review, since the wetlands issues would be reviewed by the state, and any other issues could be addressed by the planning board. Mr. Tenney said that the lot shapes could be permitted.

Mrs. Sousa stated that the application completeness checklist should be reviewed before more issues were discussed.

Vice-Chair Horsley read through the checklist. Mr. Tenney motioned to accept the checklist as complete with the condition that all town departments provide receipt of having received a copy of the most

recent subdivision plan and the tax collector provides certification of all tax liens having been paid on subdivision prior to any final approval of the subdivision by the board. Second by Mrs. Sousa, 3 in favor, none opposed, motion carried.

Vice-Chair Horsley opened the meeting for site plan review. Mr. Chamberlin asked why the board thought getting a variance to reduce frontage would help with the shapes of the lots, since there would still be some frontage required. Vice-Chair Horsley responded that less frontage would be preferable to having less oddly shaped lots, and asked if that would be doable. Mr. Chamberlin answered that they would still have to be oddly shaped. Mrs. Sousa said that without the odd shapes, they wouldn't be able to make four lots out the existing parcel. Ms. Jepson said getting a hardship variance would not be likely to change the layout of the lots. Mrs. Sousa said that she had concerns about how the top lot wrapped around and didn't think that it was a hardship because the parcel could still be used, but for fewer lots. Mr. Tenney said that because the extended part of the lot went through wetlands, that portion of land would not be usable to any lot regardless of how they were divided, and therefore the shapes of the lots could qualify as reasonable and compact.

Vice-Chair Horsley asked if any abutters would like to speak about the Columbian Ave. project. Marshall Buttrick said that the notice of the hearing stated that there would be a site plan review when it should have been noticed as a sub-division review. Also, since the Conservation Commission, as well as other town departments, had not received the most recent subdivision plan, the review should be continued until the departments had received the updated plans.

Mrs. Sousa motioned to request a quote for a third-party review from Keech and Nordstrom on the issue of reasonable and compact lot sizes vs. wetland impact, impact of the project in general on wetlands, and the shared driveway. Second by Mr. Tenney, 2 in favor, one opposing, motion carried.


Motion by Mr. Tenney for hearing to be continued to the next public meeting on May 12. Second by Mrs. Sousa, all in favor, none opposed, motion carried.

Motion by Mr. Tenney to adjourn meeting 10:07p.m., second by Mrs. Sousa, all in favor, none opposed, motion carried.

Respectfully submitted,
Melissa Horsley

Approved by:
Greenville Planning Board

Michael Sadowski, Chairman



Miles Horsley, Vice Chairman



*Scott Tenney



Tara Sousa, BOS Ex-officio