

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, October 13, 2016

The Greenville Planning Board met on Thursday, October 13, 2016 at 7:00 pm in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Ted de Winter, Chairman; Scott Tenney; Ed White; & Rob Duval

CALLED TO ORDER:

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

PUBLIC HEARING – CASE #: PB001-092916 - WALLY’S TREE SERVICE, 20 MALDERELLI ROAD, MAP 1, LOT 42 – Request for approval of a Non-Residential Site Plan to convert the property to Commercial Use

Present: Nate Chamberlin, Fieldstone Land Consultants; Wally Wright, Applicant and Land Owner; Robert Tremblay, 9 Malderelli Road

Chairman de Winter asked if the applicant has filed a Site Plan application. S. Tenney confirmed that the application was submitted with all the necessary fees paid and all checklist items provided.

Mr. Chamberlin began discussion that they were present for Wally’s Tree Service and stated that it was situated between Fitchburg Road and Malderelli Road and it is comprised of a single lot totaling 1.042 acres and zoned Commercial/Industrial. He said it was previously developed with a mobile home and the previous owner donated it to the Fire Department to burn as a training exercise. Due to financial constraints, they wanted to put another mobile home on it but that fell through. He stated that it is now owned by Wally & Dawn Wright for a tree service. He stated that the mobile home is now gone but there is a currently a concrete pad where the mobile home sat and that will be demolished. He reported that there is an existing well and septic system but will need to put in a new septic tank. He said there is also a shed that the applicant wishes to retain in a different location.

He said his client is proposing a 2,880 square foot contracting building (warehouse) and will have three employees so there will be a small office component within the warehouse. He said there are two existing driveways left over from the mobile home and he is proposing a third driveway.

Chairman de Winter questioned whether they were both off Malderelli Road. Mr. Chamberlin stated “yes”. Chairman de Winter thought this lot was interesting because it was going to be shielded from Rte. 31 and you could look right through the vegetation area. Mr. Chamberlin agreed but also reported

that some of it will be taken away and a small buffer will remain. He said there will be overhead utilities.

Discussion followed regarding drainage. Mr. Chamberlin stated that the site is divided into two sub-catchment with a third flowing on the property from the north. He stated that they will flow south to an existing cross culvert and then to Wallace Brook and that they have submitted a Stormwater Management Plan. Mr. Chamberlin stated that the applicant will need to bring in fill to elevate the building and will try to maintain as much of the vegetation as possible on the Malderelli side.

Chairman de Winter asked if this will be the only address on Malderelli Road on one side. Mr. Chamberlin stated "yes" and stated that this is an "excellent use of the property". He said it will generate an increased tax base with less demand on the town.

Hearing no other comments or concerns from the Board, Chairman de Winter called for a motion to approve the application as complete.

MOTION: E. White motioned to approve the application as complete, S. Tenney 2nd. *VOTE: All in favor.*

Chairman de Winter asked if there were any comments or concerns from abutters in the audience.

Robert Tremblay, 9 Malderelli Road, asked how changing this to Commercial use will affect the taxes on his property – will that increase it? Chairman de Winter stated that he didn't think the taxes on his property were subject to this. S. Tenney stated that because this is an already listed Commercial zone, the tax implications will be negligible if any at all. He said if the Board was changing the zone from residential to commercial, then the abutter may have tax implications in his assessment.

Mr. Tremblay stated that there is a lot of chipping of trees being piled and stored and asked if that would be removed periodically as he is worried about fires. Chairman de Winter was unsure of the volume of chips being produced but felt they would be worthless unless being sold and hauled off site.

E. White stated that the plan does not indicate any amounts to be stored and is there a wood chip storage area. Mr. Wright stated "no, there will not be any wood chips stored". Chairman de Winter questioned whether the chips will be sold. Mr. Wright stated "yes".

S. Tenney questioned whether the applicant will be chipping on the property. Mr. Wright stated it will be done off site.

Chairman de Winter questioned whether this was an existing business and if so, where is it currently located. Mr. Wright stated his business is currently in Jaffrey. Mr. Tremblay was pleased that the chips will not stay on the premises and create piles. Mr. Wright assured the Board that any existing chips on the property now will be used for slopes and to improve the property.

85 E. White asked if the fuel tanks will be removed. Mr. Wright stated "yes they will be removed off site".
86 He said they are currently empty.

87 Hearing no other comments, Chairman de Winter entertained a motion to approve the application as
88 submitted.

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90 MOTION: S. Tenney motioned to approve the application as submitted, E. White 2nd. VOTE: All in
91 favor.

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93 MASTER PLAN UPDATE – Lisa Murphy, Southwest Region Planning Commission

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95 Ms. Murphy distributed two new chapters and the survey analysis for the Board to discuss:
96 Transportation, Community Facilities & Utilities & Greenville Community Survey Report.

97
98 Ms. Murphy stated that the Transportation Chapter was free to the town as the Department of
99 Transportation paid for it. She said she received a grant several years ago to develop a model
100 transportation chapter. She said she created this model and uses it with all the towns within her
101 region. She said many of the towns have the same population as Greenville, however, she tailored it
102 to our town. She asked if members have had a chance to review the chapter. Members indicated
103 briefly or not at all.

104
1 Discussion followed regarding public transportation in Greenville and whether it existed. Ms. Murphy
106 stated there are options available, however, there are no regular bus routes that go through the town.
107 She said there are some free services that the town could access – she referenced page 10 on
108 Carpooling and Volunteer Driving sections. She said public transportation is nearby but nothing goes
109 through the town.

110
111 Chairman de Winter questioned whether Greenville should apply for public transportation or should
112 the town leave this alone in terms of traffic counts. Ms. Murphy stated that she included some
113 planning strategies but keeping bus services will be difficult. She said that the best option for
114 Greenville is to include this in their Master Plan and keep making our position known.

115
116 Discussion followed regarding on-street parking. Chairman de Winter stated that would come into play
117 if the Town has additional retail business or restaurants and this would need to be addressed since the
118 town does not have sufficient parking. He asked if that factor is frequent in these types of studies in
119 which it draws traffic and demands traffic handling. Ms. Murphy stated "yes".

120
121 Chairman de Winter asked Ms. Murphy what the recommendations were to summarize traffic
122 demands. Ms. Murphy stated that they would put their recommendations in now and it would be
123 evaluated later in the implementation phase.

124
125 Ms. Murphy proceeded through the transportation chapter that included average annual daily traffic
1 counts, classification of roadways, road improvements and areas of concern, bridge information and
127 problem culverts.

129 The Board reviewed the Chapter on Community Facilities involving each department and their needs
130 and areas of concern. E. White asked if Ms. Murphy could solicit any additional input from Department
131 Heads. The Survey Report results were also reviewed where residents had a chance to respond. Ms.
132 Murphy stated that nearly all participants responded and approximately 79% of participants lived in
133 the community for 10 years or more and 53% lived in Greenville for 20 years or greater. She said that
134 this would show that residents have lived in Greenville long enough to experience changes that have
135 occurred.

136
137 Ms. Murphy questioned whether the Board supported the previous Chapters as discussed at their last
138 meeting: Economic Development, Land Use & Population & Housing. The Board agreed that since
139 there are two new members who have never seen these Chapters that it should wait until the new
140 members have reviewed them. Deb will send those Chapters out to members again. Ms. Murphy
141 encouraged members to forward their comments to her so she can incorporate them into the Chapters
142 and finalize those Chapters.

143
144 Ms. Murphy requested that members review the Chapters provided tonight and mark up their copies
145 with any suggestions and recommendations and come up with priorities for the next meeting.
146 Discussion followed regarding future meetings/public hearings. The Board decided to have a work
147 session and have Ms. Murphy come back on December 8, 2016 and to have a public hearing after the
148 new year. S. Tenney asked that this be posted as a regular meeting and that the Master Plan be the
149 only agenda item.

150
151 MINUTES:

152 S. Tenney motioned to approve the minutes of September 22, 2016 as written, Ed. 2nd. *VOTE: All in*
153 *favor.*

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155 YARD SALE ORDINANCE:

156 A lengthy discussion occurred regarding the proposed Yard Sale Ordinance drafted by the Board of
157 Selectmen. S. Tenney stated that Town Administrator sent members a draft of the warrant for the
158 ordinance and is asking for comments from the Planning Board. He said that it is suggested to require a
159 permit fee of \$10 for those who wish to have a yard sale on their properties. He stated that the fee
160 schedule would be separate from the warrant article and would be adopted independently. E. White
161 questioned whether S. Tenney, acting as the town's Building & Code Enforcement Officer, would be
162 enforcing this ordinance or will it be the Police Department. S. Tenney stated that he needs to obtain
163 additional information on the ordinance. E. White referenced a problem address where large amounts
164 of yard sale items remain onsite for long periods of time. He stated that the Selectmen should be
165 addressing these extended yard sales and not punish those who wish to have independent yard sales in
166 which few items are displayed. R. Duval strongly disagreed that permits should be required for yard
167 sales and voiced his reasons for not supporting it. The Board agreed to discuss the ordinance
168 pertaining to properties of concern (junk yards) at their next meeting on November 10, 2016.

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173 ADJOURNMENT:

174 S. Tenney motioned to adjourn at 8:45 pm, E. White 2nd. *VOTE: All in favor.*

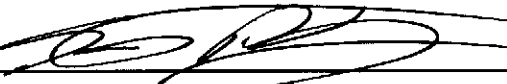
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176 NEXT PLANNING BOARD MEETING: Thursday, November 10, 2016

177
178 Respectfully Submitted,
179 Debra A. Butcher

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181 APPROVED BY:
182 *Greenville Planning Board*

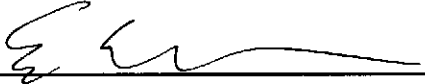
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185 Ted de Winter, Chairman

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188 Scott Tenney, BOS Ex-Officio

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191 Patrick Reardon, Member - ABSENT

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194 Edward White, Member

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196 _____
197 Rob Duval, Member