

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, June 9, 2022

The Greenville Planning Board met on **Thursday, June 9, 2022** in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Michael Sadowski, Chairman; Miles Horsley, Vice Chair; Member Scott Tenney and BOS ex-officio Margaret Bickford Incoming, unsworn; Biron Bedard, Town Counsel

Chairman Sadowski called the meeting to order at 7:00 pm.

Continued Public Hearing for Site Plan Review for Dunster Realty LLC, Applicant Dan Hynes

Dan Hynes came to the Planning Board to seek a continuance for another 30 days. Mr. Hynes explained that while he had made a lot of progress there were still a couple of outstanding issues. Mr. Hynes stated that the sewer will be fine, but the acquisition /lease of town property for parking behind the subject property and the sprinklers are still outstanding. Mr. Hynes stated that he understands he needs to put where the sprinkler lines come into the building but had further questions. Chairman Sadowski explained that Mr. Hynes would have to discuss the sprinklers with the Fire Department. Mr. Hynes questioned if the sprinklers could be left off the plans. Chairman Sadowski stated that they would need to be annotated on the plans, as they were on the application.

Continuance of the public hearing for site plan review for Dunster Realty to the July 14, 2022 meeting at 7:00PM in the Town Hall Meeting Room. Motioned by Scott Tenney, 2nd Miles Horsley, motion carried with 3 in favor, none opposed.

Continued Public Hearing for Subdivision Application for 27 Columbian Avenue, applicant Adam Ames

Chairman Sadowski questioned Nathan Chamberlin from Fieldstone Consultants if they were presenting what had already come before the Planning Board or if it was a revision, and Mr. Chamberlin confirmed that it was the same as what was presented. Mr. Chamberlin addressed the section of the 3rd party review by Keach-Nordstrom, where it stated that the buildable area and size is too small for lot 2-35-1. Mr. Chamberlin noted that the report said it was 1/3rd of an acre, but suggested the Board look at the other houses on the street, even though it's in a different zone. Mr. Chamberlin stated that they have excess land on the other two lots, and they can adjust lines to make it more palatable, but that there is certainly enough room to put a house and the lot meets the requirements and regulations. Chairman Sadowski expressed that the report was talking about buildability in the zone that is being proposed. Mr. Chamberlin expressed that there is buildability, so the plan only needs to meet frontage and land area requirements. Miles Horsley asked where the buildings would be built on the lots. Mr. Chamberlin explained where the driveways were and they lead to the building areas. Mr. Chamberlin also noted that these lots will be on town water and sewer, so they do not need an area for a well or septic.

Mr. Chamberlin disagreed with the Keach-Nordstrom 3rd party review, that the disparity between the gross and net loss area caused by odd geometry, wetlands, easements, and topography will severely limit owner flexibility

in terms of siting and configurations buildings, outbuildings and site improvements on the parcels, stating that there is more than enough area to meet the regulation, and that the buildable area has plenty of room to build a house. Chairman Sadowski stated that the report is saying lot 2-35 had odd shaped geometry and that it's very limited in use. He stated, that in our ordinance the lots need to be to reasonable and compact. Mr. Horsley noted that the report mentioned that the depth of lot area provided for benefit of lot 2-35-2 does not exceed 5-feet at any point. Mr. Chamberlin pointed to a strip a land on 2-35-2 that report was referencing, and stated they have the strip there as a mechanism to get the required frontage of 150 feet for the back lot, which dictates the width of the lot. He noted this strip of land is more of a formality get you legal frontage and the width of the lots towards the back, and they are well over 150 feet; therefore, you meet the intent of the ordinance for lot 2-35-2. Mr. Chamberlin maintained that the lots are reasonable and compact because the building areas are all in the same area towards the back of the development and that the three lots are to share a common driveway, with the goal of the layout to minimize the impact to the wetlands.

Mr. Chamberlin talked about the nexus of frontage and disagreed with the report saying the three lots are not reasonable and that it's scattered and premature to extend the road to provide the frontage. Mr. Chamberlain explained that there is a common driveway that feeds the three lots and expressed that the statement about the frontage is subjective. Mr. Chamberlin explained that they are improving the existing road by providing a full-size turnaround, because at the moment there is no way for an emergency vehicle to turn around, and that it is being done by extending the road by only 260 feet. Mr. Horsley asked Mr. Chamberlin what was the minimum width the top sliver of lot 2-35, and inquired if set back was usable at all, specifically for future owners as mentioned in the report. Mr. Horsley stated they need to be able to have upgrades, outbuilding, and accessories that are usable for them. Mr. Chamberlin explained that section Mr. Horsley asked about is around 15 feet and understands that it's not usable, that the purpose of it was a way to link the frontage of the lot. Chairman Sadowski stated that he believes that the Vice Chairman was saying that it's not reasonable or compact, and that he agreed.

Chairman Sadowski stated that Town Counsel, Attorney Biron Bedard, had questions about the roadway that's being called a private drive, and that it's over 500 feet and Chairman Sadowski also questioned who is going to be responsible for the road. Mr. Chamberlin stated that there will need to be a cross access easement but three homeowners will have to maintain it. Attorney Bedard stated his concern was about the subdivision regulations that prohibit roadways, dead-ends, and cul-de-sacs that are more than 400 feet long, and that you have 600 feet before you reach the first driveway, that it's 200 feet more than what would be allowed. Attorney Bedard expressed that the 400 feet is for safety reasons to mitigate, for example, delay of emergency services caused by an obstruction. Attorney Bedard asked Mr. Chamberlin how this would not be a problem for the town. Mr. Chamberlin mentioned that there was a hydrant at the end cul-de-sac, and that in that at last meeting, then Fire Chief Charles Buttrick said that as long the width of the driveway is 16 or 20 feet, that he would be ok with it. Now Assistant Fire Chief Buttrick stated the he remembered a discussion, but he believed he said a thousand feet is what they can go from a hydrant and not run out of hose, and Mr. Chamberlin responded that they are below that.

Chairman Sadowski asked what's the problem with doing 2 new lots, 3 total as opposed to 4 total lots. Mr. Chamberlin asked if it was 2 lots instead of 4 with the same road length and what the reasoning would be. Chairman Sadowski stated however you divide it and explained reason is because it would be able to satisfy the requirements of the road length, the usable land for the homes, and it would be reasonable and compact. Mr. Horsley added that a shared driveway with only two homes would help a lot. Attorney Bedard asked if 2-35-1 would be dropped, noting it would look a lot less strange. Mr. Chamberlin stated they could drop it and re-arrange the remaining lots, with Chairman Sadowski stating it would fit the ordinance.

Mr. Chamberlin had made an alternate concept to address the Board's previously expressed concerns, that would require extending the road further to get the legal frontage down to where the lots are. Mr. Chamberlin stated that they would not prefer this lay out because of the increased road length and higher impact on the wetlands. He explained there would still be the same number of lots, but it would give the smaller lot a bit more room, and the required frontage. Chairman Sadowski mentioned concern for the road and Attorney Bedard said they could do it. Attorney Bedard clarified that they are bringing the road at the end of the entire way and that he's putting a hammerhead at the end, which are all appropriate, solving the concern about a private drive serving that many homes, and the issues of being reasonable and compact. Chairman Sadowski asked Assistant Fire Chief Buttrick if he would require additional fire hydrants. Mr. Buttrick expressed that a fire hydrant down towards the end of the road would be the best way to go.

Marshall Buttrick stated that Conservation Commission would be concerned with the size of the culvert that takes in the brook, so that it is properly sized to take the amount of flow coming off Barrett Hill. Mr. Chamberlin disagreed that the referenced body of water was a brook. Adam Ames explained that he walked the property with Mr. Buttrick and is aware of the culvert being referenced, and sizing the culvert appropriately would be agreeable.

The merits of both alternate designs were discussed and Adam Ames asked the Board if they had a preference. A majority of the Board expressed preference to the alternate design that had the full continuation of Columbian Avenue. Chairman Sadowski asked when Mr. Ames would like to continue the public hearing, because he was not sure how long it would take him to get things updated. Mr. Ames stated that they could have a lot more details by the next meeting.

Continuance of the public hearing for subdivision application for 27 Columbian Avenue to the July 14, 2022 meeting at 7:00PM in the Town Hall Meeting Room. Motioned by Scott Tenney, 2nd Myles Horsley, motion carried with 3 in favor, none opposed.

Other Business:

Chairman Sadowski addressed the questions Marie Bradley, who was in attendance at the previous meeting, had and informed Ms. Bradley, that the Planning Board is not an enforcement board and she would need to go through the Select Board. Chairman Sadowski recommended that Ms. Bradley contact the BOS office to get an appointment with the Select Board regarding her issues with Greenville Recycling. Scott Tenney explained that the Board of Selectmen are the enforcement authority and their agent is the code enforcement officer, and Attorney Bedard added they have the power to bring litigation. Ms. Bradley asked if she could be put on the next BOS meeting. Tara Sousa, the Town Administrator stated they could certainly put her on the agenda and that she is also welcome to reach out to the new Building Inspector, Doug Reardon.

Mrs. Sousa came before the Board to discuss a letter that came in from the DMV regarding Northeast Drill Supply's application with the State of New Hampshire for a Retail Dealer License and Registration. Ms. Sousa indicated she believed Northeast Drill Supply had never come to the Planning Board with a site plan, and that the Planning Board required such due to the change to a multi-unit building. Scott Tenney expressed that he remembered the questions about this site years prior, and that he thinks there was talk of a site plan but could not recall if a formal site plan was requested. Mr. Tenney indicated that it was made known from prior meetings, that one of the garage bays had a wall build and subdivided. Mr. Tenney recommended that without knowing where things were left off, send the property owners a formal letter requesting formal site plan for how the building is being used.

Scott Tenney motioned to complete the DMV form recommending that they deny the applicant's application for the retail license, and to submit a letter to the property owner requesting they come before the board with a formal site plan. 2nd Miles Horsley, motion carried with 3 in favor, none opposed.

Minutes

Motioned by Scott Tenney, 2nd Vice-Chair Myles Horsley to accept the minutes of the May 12, 2022 meeting as presented. Motion carried with 3 in favor, none opposed.

Adjournment

Scott Tenney motioned to adjourn at 8:20 pm, 2nd Mile Horsley, Motion carried with 3 in favor, none opposed.

Next Meeting: Thursday, July 14, 2022 at 7:00 pm

Respectfully Submitted,
Kelly Fitzwater

APPROVED BY:

Greenville Planning Board



Michael Sadowski, Chairman



Myles Horsley, Vice Chairman



Scott Tenney



Margaret Bickford, BOS Ex-Officio, unsworn

Vacant - Absent

27 Columbian Ave

Sign in

Charles Buttrick

Adam Finn

Stacy DeVel

Marie Bradley

Robert Papaglia

Marshall A. Buttrick

Tara Sousa, Town Administrator

Greenville Fire

Applicant

abatter

727 Hitchburg Rd ^{Butts} GRC

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240 Adams Hill Rd.