

Town of Greenville
Planning Board

Minutes – December 7th, 2022

Call to order at 7:00 p.m. in the Town Hall Meeting Room, 46 Main Street, Greenville, NH.

Present: Chairman Michael Sadowski, Vice Chair Scott Tenney, Member Kelle O'Keefe, BOS Ex-officio Maggie Bickford, Member Tim Kearney, Administrative Assistant Kelly Fitzwater, and Town Attorney Biron Bedard.

Chairman Sadowski reviewed the agenda.

Dunster Realty Site Plan:

Chairman Sadowski informed Mr. Hynes of the restriction in relation to how many apartments are allowed in a certain area. In Mr. Hynes' plans, there were 9 apartments drawn. According to the zoning ordinance, "For areas serviced by the Municipal Waste Treatment System the lot size shall be a minimum of two acres for each building plus an additional two acres for each apartment or family living unit beyond the first unit, up to six apartments or family living units' maximum in a building." Chairman Sadowski also brought up the issue of green space, quoting the zoning ordinance "All such lots shall set aside a minimum of 35 percent of the total lot size as green space. A 10-foot-wide green belt shall be established around the perimeter of the lot. Green space is defined to mean an area that shall not be built on, parked on, drive on or used for any purpose other than passive recreational activities. The green space shall be maintained in its natural or landscaped state. The green belt is defined to mean a strip of land that shall not be built on or used for any purpose other than as a natural or landscaped screen, except that a Town/State Public utility easement or right of way, and approved driveways shall be permitted to cross the green belt." Mr. Hynes decided he would pursue a variance through the Zoning Board on both issues. Town Administrator Tara Sousa offered information regarding the timeline for scheduling a Zoning Hearing. Vice Chair Tenney recommended continuing the site plan review and approval to the Board's February meeting to allow time for the Zoning application and decision.

Chairman Sadowski expressed that Mr. Hynes' renderings were difficult to follow. Mr. Hynes presented colored copies of his plans to the Board. Chairman Sadowski asked if he had gone through an engineer as he had suggested. Mr. Hynes confirmed that he had, and was waiting for the final approval of his plans before contracting the drafting of plans for mechanicals, like sprinklers, with other professionals.

Motion to continue the public hearing for Dunster Realty LLC to Thursday, February 9th at 7 PM in the Town Hall Meeting Room put forward by Vice Chair Tenney, and seconded by BOS Ex-officio Bickford. Motion carried with all in favor, none opposed.

Mrs. Sousa asked a clarifying question to ensure all necessary variances are sought from the Zoning Board regarding whether there are units proposed on the ground floor. Mr. Hynes explained that there is potentially an issue with that, as different areas are level with the ground due to the slope. Atty. Bedard noted having previously worked on a variance for this property in the past, and recommended that he apply for a variance on that as well, in case it is determined to be necessary.

21 Chamberlin Street Application Completeness Review:

Motion to open the Public Hearing for the 21 Chamberlin Street Application Completeness Review put forward by Vice Chair Tenney, second by Mr. Kearney. Motion carried with all in favor, none opposed.

The Board recessed the hearing awaiting the arrival of the project representative.

Motion to approve the minutes of the Thursday, November 10th meeting as presented put forward by Vice Chair Tenney, second by BOS Ex-officio Bickford. Motion carried with all in favor, none opposed.

Chairman Sadowski noted the large crowd, and explained that the convened hearing was for review of the completeness of the application only, and that the time for questions and comments on the merits of the proposal would be at the site plan approval hearing, which would likely be held at the SAU.

Christopher Foster, an operational consultant working with the (applicant's) team, gave an overview of the project, a level 3.5 and 3.7 drug and alcohol treatment facility. Mr. Foster discussed the State licensing requirements and described the level of care and staff that would be implemented in the facility. Patients would receive clinical, medical, case management, and CRSW services during their care in the facility. Patients would be at the facility from 7 to 90 days, dependent on needs. He noted that this will not be a locked, secured facility, nor a state institution, and stated that this is "not what you've seen on TV." He provided his background in this field, and discussed that clients would be from different socio-economic statuses, mostly from New Hampshire. He stated that this would be one of only 15 to 20 facilities doing this in the state, and that all clients and staff sign a good-neighbor policy. David Eckman, of Eckman Engineering, arrived with pictures of the building and the layout to present for the Board, noting the unique nature of the building, with the hydro going through as a separate lot. Mr. Eckman described their plans as to where certain services would be in the layout. He stated that therapists, the kitchen, and laundry would be on the first floor and on the next two floors there would be bedrooms. He pointed out the connector which goes over the hydro facility, connecting the two buildings. Atty. Bedard asked if there is an easement for the section in between the two main buildings, Mr. Eckman replied that he would have to look in the deed for that. Chairman Sadowski asked about the high-water mark. Mr. Eckman didn't know the elevation from memory but knew that the ordinary high water is the shoreland reference line, and the dam elevation is the 100-year flood level. He noted restrictions, such as new pavement, due to its location in the shoreland protection area. Chairman Sadowski explained his inquiry was related to their snow removal plans. A need to revise the plan to meet the buffer for snow storage was noted. Mr. Kearney noted the dumpster and generator locations appeared to impact snow storage as well. Mr. Eckman discussed that they have a signed agreement for 20 off-site parking spaces, and that there are 15 on-site. Ms. O'Keefe asked specifics about the agreement. Will Georges, of George's Realty, stated it was a signed letter of intent for a 10-year lease, and that they have an option for an additional 10 years. He discussed that the owner (of 32 Mill Street) expressed that there is no intent to sell at this time, but that they would be notified, and would purchase the building if it became available. The Board voiced their concerns as to what would happen to the lease if the property owners were to sell. Atty. Craig Donais, of Wadleigh, Starr & Peters, stated that a lease exceeding 7 years can be recorded at the Registry of Deeds, establishing the leaseholder's legal rights, and binding any future owners of the property to honor the lease terms. The Board also questioned what would happen if the church were to not have enough parking spaces because of the lease, as their site plan approval allocated a specific number of spaces for the church's use. Mr. Eckman agreed to check the requirements of the church's site plan to make sure the lease isn't violating those

requirements. Discussion continued about snow storage and dumpster placement. Mr. Eckman provided amended booklets with aerial photos to members of the Board. Details about the loading area were discussed, with Mr. Eckman noting the ability to pull a truck or ambulance inside the building. The Board also asked about medical waste and where it would be stored, Mr. Eckman explained that it would be a small volume, and that there would be separate storage for this, and it would then be transferred to and disposed of by a company designed for this purpose. Chairman Sadowski questioned who the owner of the building was, and who signed the application. Mr. Eckman answered that McKennan Properties is the owner. As the signature was unreadable, Mr. Tenney explained that the Board needed the individual's name. Mrs. O'Keefe asked for a clarification of how involved the representatives of this project would be, and Mr. Georges answered that he is overseeing the development under a lease purchase agreement, and that they have a "soft commitment" from a licensed operator, with commitment awaiting project approval. He clarified that he will maintain an ownership stake, but not be hands-on in operating the facility. Mr. Foster responded that he would be directly involved during the infancy of the program. A prospective operator, and the size of their existing facility, was discussed.

Mr. Eckman reviewed details of the stormwater management and landscaping. He reviewed the status of Town Department reviews, as detailed in Exhibit D, and noted that received comments have been incorporated. He stated that the flow test for the sprinklers was completed with great results. The need for fuel storage, and its dependency on mechanicals choices, was discussed, as well as generator standards. Vice Chair Tenney noted the need to update the RSA references for State Building and Fire Codes to the current adopted editions (mostly 2018). Chairman Sadowski voiced his concerns about the lack of sidewalks on the property, quoting the traffic assessment "Clients are dropped off and picked up at the staggered times and do not park". Mr. Foster clarified that clients often aren't allowed to drive themselves to the facility, normally being picked up by shuttles or dropped off by loved ones. Chairman Sadowski questioned visitor parking, and quoted the traffic study as stating "not all beds are going to be occupied." Mr. Eckman explained that there were no trip-generation models that fit this type of facility, and so the analysis was based on the experience of other facilities. Mr. Sadowski brought up concerns of traffic on the road that the facility is on, such as no through-trucking, and expressed concerns about the limitations of the traffic study. He noted a substantial increase in the staffing numbers since the conceptual discussions. Mr. Eckman explained that the original staffing numbers had been based on a smaller facility, and had been updated in the new materials based on expert review. The location of public entrances, the loading dock, and the reception area were reviewed and discussed. Mr. Eckman answered that they would look into the issues and make changes as needed. He indicated he could have the traffic engineer attend a future meeting. He and Mr. Georges answered that peak staffing was determined to be 28, with approximately 53 employees total on all 3 shifts.

Chairman Sadowski expressed the belief that this project would have regional impact. He discussed the limited Town services and increased traffic concerns. He also stated that the Board will require a third-party review given the amendments. Atty. Donais asked Chairman Sadowski for clarification of the issues creating the regional impact. Chairman Sadowski explained the Town does not have emergency services to support the proposed facility, as Greenville does not have a 24-hour police department, has a volunteer fire department, and has (regional) out-sourced EMS services. Vice Chair Tenney discussed the heavy reliance on mutual aid for all emergency services, and noted that the Town shares their police department with Temple. He discussed additional regional environmental concerns, due to the project's proximity to the Souhegan River. Mr. Eckman noted that a shoreland permit would be required through DES. The Board expressed concerns about the lack of public transportation given that the facility is not locked, and people may leave at any time. Mr. Eckman noted the positive financial impact, with an estimated 7.5

million dollar valuation when complete. Mr. Sadowski reviewed items identified requiring update, including fuel and snow storage. Mr. Eckman inquired if bucketing snow to an alternate location could be an acceptable solution, and it was stated that they could propose such for consideration.

Motion to acknowledge the development as a regional impact and to notify Southwest Regional Planning Commission and the abutting towns of Temple, New Ipswich, Mason, and Wilton put forward by Vice Chair Tenney, 2nd by Ms. O'Keefe.

Atty. Donais asked for clarification on the regional impact as it pertained to the river and traffic, to provide guidance on how to address those concerns. Atty. Bedard discussed the history of NPDES compliance issues, and that any water quality issues then cross town lines. With regard to traffic, Atty. Bedard expressed the need for neighboring communities to relay any concerns so that they may be resolved.

The preceding motion carried with all in favor, none opposed. The timeline to make updates for submission to the 3rd-party engineer, in time to make the next scheduled meeting, was discussed, as well as the details of the regional impact noticing.

Motion to submit the application for third party engineering review by Keech Nordstrom for completeness review including any amendments/updates presented within 10 days put forward by Vice Chair Tenney, 2nd by Mrs. O'Keefe. Motion carried with all in favor, none opposed.

A concern was discussed whether there was a way to put out the status of reviews on the agenda, so residents could know if the hearing would be continued. Mrs. Sousa confirmed that the status of responses and any anticipated continuance could be noted on the agenda for the next meeting.

Motion to continue the public hearing for completeness review and site plan application for 21 Chamberlin Street to Thursday, January 12th, 2023 at 7pm. in the Town Hall meeting room, put forward by Vice Chair Tenney, 2nd by BOS Ex-officio Bickford. Motion carried with all in favor, none opposed.

Mrs. Sousa asked the Board if they would like the Board of Selectmen to establish an escrow account for the 3rd-party review, BOS Ex-officio Bickford answered that it would be a good plan to do so.

Motion to adjourn at 8:38 p.m. put forward by Vice Chair Tenney, 2nd by Ms. O'Keefe. Motion carried with all in favor, none opposed.

**Respectfully submitted,
Tara Sousa, Town Administrator**

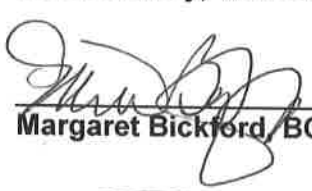
**APPROVED BY:
Greenville Planning Board**



Michael Sadowski, Chairman




Scott Tenney, Vice Chairman



Margaret Bickford, BOS Ex-Officio



Tim Kearney



Kelle O'Keefe