

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, May 11, 2023

The Greenville Planning Board met on **Thursday, May 11, 2023** at the Mascenic SAU 87 Cafeteria, 16 School Street, Greenville, NH 03048.

In attendance were: Chairman Michael Sadowski, Vice Chairman Scott Tenney, BOS Ex-officio Margaret Bickford, Members Kelle O'Keefe and Tim Kearney, Town Counsel Atty. Biron Bedard, Planning Board Administrative Assistant Carrie Traffie, and Town Administrator Tara Sousa

Chairman Sadowski called the meeting to order at 6:49 p.m. He reviewed the agenda and introduced the Board.

Meet with Chad Brannon and Attorney Christopher Swinarski Representing Greater Waste Solutions for a Project Update

Chairman Sadowski opened the meeting with Chad Brannon, a Civil Engineer with Fieldstone Land Consultants, and Attorney Christopher Swinarski. Mr. Brannon started off by saying at the last meeting they were going over the project details, and again expressed that it had taken a long time to give the board an update and apologized for that. He said there were three things from the last meeting that the Board had asked for: 1. A bulleted list of revisions that were made to the plan, for which he submitted a letter to the town. 2. A copy of the lot merger form. It was Mr. Brannon's understanding that the owners of the property submitted the originals to the town. 3. The water line status, which he reported, to his understanding, had passed (the pressure test) and the paperwork had been sent to the Town's engineer. He noted the Town will have to accept ownership of the line so it can be put into service. Mrs. Sousa asked if it was provided to Underwood, and Mr. Brannon said that he had a copy, and it was his understanding that it was provided to Utility Partners or Underwood. Mrs. Sousa indicated she hadn't received it, and should have been copied on it. Mr. Brannon explained that he had not been directly involved, but as a construction item, it would need to be resolved before any occupancy occurred. Chairman Sadowski asked Attorney Bedard if acceptance of the line would be required town meeting approval, and Attorney Bedard confirmed that it should not. Mr. Brannon confirmed that it starts at 123 and runs along 31 to the front of the property, with hydrants, creating a municipal extension.

Chairman Sadowski asked about the lot merger, saying they hadn't been sign-off by the Tax Collector, and that would need to be done before the Planning Board signs. Mr. Brannon said they would be happy to get that done first. Mrs. Sousa mentioned she wasn't aware that the Town received the original (of the merger). Mr. Brannon said they would resign it and get it in, he thought his client, Julie Shaw had dropped it off at the town office.

Chairman Sadowski asked about the DOT revisions. Mr. Brannon reported that DOT wanted to make sure that there were no drainage issues, and recommended radii adjustments with the internal traffic. Chairman Sadowski asked how they plan to control the traffic from backing up on Rt 31, if, for example, you have room for 100 cars and there are 120, where are you going to put the other 20. Mr. Brannon said they have close to 40 car spaces for the residential drop-off area. He explained the review for the

solid waste permitting, and that this site is designed for one-directional flow, and that if there is a back-up within the site, trucks can be directed and stacked by an operator on site, ensuring there wouldn't be a backup on the highway. He also said that the trucks will not pull directly on the scale, he said they will drive by the scale and come around and then turn on the scale, so that will ensure that lane wouldn't never have truck traffic backing up onto the highway. Also, when the operation is closed and if there are trucks parked on the side of highway, they wouldn't service them and would send them away. He doesn't anticipate any issues with residential vehicles and it wasn't discussed. Mr. Kearney questioned the volume of trucks. Mr. Brannon said that during peak hours, they anticipate about 5 trucks. He said they came up with the plan (for traffic, as discussed) to allow the existing infrastructure to stay in place, as the possibility of trucks cuing on Rt 31 was the main concern with the State. Kelly O'Keefe asked what the hours of operation are, and Mr. Brannon confirmed its 6:00 am to 6:00pm, with the transfer station open at different times from public pickup, and closed on Sunday. Chairman Sadowski asked what towns will be serviced by the facility. Mr. Brannon confirmed its an open facility, with the residential part meant to service the surrounding towns, and no limitations on the commercial. Chairman Sadowski referenced a compliance hearing , and Mr. Brannon produced the letter of decision which did not indicate that as a condition. Chairman Sadowski asked what the next step is, and Mr. Brannon said they want to come in to get the plan signed, and there is nothing else to do. He indicated that, as a courtesy, they wanted to come tonight to make sure the material that they submitted is factual, and they would like to come back to the next meeting with the executed lot merger form, and the plans for signature, as Mr. Shaw needs that information to finalize the building permit. Chairman Sadowski asked Attorney Bedard if signing would have to be done at a meeting or can it be dropped off at the town hall and then be signed. Atty. Bedard said if everything was satisfied, the plan could be dropped off, and (signing) the lot merger also would not require a public meeting. Chairman Sadowski asked the Board and Mr. Brannon if everyone was ok with him signing it and everyone was in agreeance. Mrs. Sousa asked if the Board should make a motion to accept the lot merger, and Attorney Swinarski expressed that a motion should be made.

Scott Tenney made a motion to authorize Chairman Sadowski to sign the lot merger form once it's been approved by the Tax Collector's office. Margaret Bickford seconded. All in favor, none opposed.

Meet with Ed Rogers of Rogers Engineering Solutions, LLC Regarding Preliminary Survey Draft of Map 3 Lot 1 & Lot 1-3 Which Impacts Town-owned Parcel Map 3 Lot 1-1

Chairman Sadowski started out saying the what he knows from the Town Administrator is the new owners that just purchased the property said that the property between the DPW road and the river is theirs and he said we'd like to hear what you have to say and straighten this all out. He said it's a town problem but it goes into all the lots.

Mr. Rogers explained that the final survey had not been recorded yet, so that these issues with the tax maps could be resolved first. He stated that (on the tax map) the Northern portion of Map 3 Lot 1-1 is outlined in red, indicating it is town property, but there is no source of title for that portion. He stated the DPW property was created when the Tafts subdivided in 1974, and a survey clearly indicates what was conveyed to the Town. He stated that he has been working on it a year and he hasn't been able find any deeds on that conveyed this piece of land to the Town.

Mr. Sadowski asked if he found any right of ways and Mr. Rogers stated that DPW Drive is a right-of-way and is 50 ft wide, and the Tafts reserved access on the east and west side of DPW Drive. Chairman Sadowski asked for a copy of the deed, which the Town Administrator presented. Chairman Sadowski questioned the Board's role in this matter. Mrs. Sousa explained that the owner is asking for a correction of the tax map, and the Town's Assessor didn't want to make that correction without the Planning Board determining that the area in question is a separate lot. Atty. Bedard explained that it's

really a title issue, not the Planning Board's domain unless there is a project, and would go to the Board of Selectmen. He recommended it be done in writing with chain of title and documents. Mr. Rogers agreed he would pursue with the BOS.

Review Ilomaki Subdivision Plan as Conditionally Approved by Mason Planning Board Impacting Greenville Parcel Map 1 Lot 3-A

Mr. Ilomaki explained that Mason approved the plan but won't continue until Greenville approves it, and then it will be brought to the registry for recording. Chairman Sadowski asked Mr. Ilomaki if he has any plans to build on the Greenville side/lot, Mr. Ilomaki said its optional, he stated that they would like to be on the Greenville side because there is a little more land. Chairman Sadowski confirmed that he has at least 50 feet of road frontage in Mason.

Mr. Tenney if the Greenville piece and the Mason piece are to be conveyed in one deed, and Mr. Ilomaki responded yes. Kelly O'Keefe asked if he is building on both lots and he confirmed that it's just one lot that's being built on and one deed will convey with the sale. He explained that rather than a deeded ROW through the larger Mason parcel, he thought the Greenville lot should have its own right away, and no one would argue about it.

Mrs. Sousa reminded Attorney Bedard that this was the lot he had given a ruling on previously, with the option of treating it as a back lot versus with frontage, and that despite 95' of frontage being more than a 50' right-of-way, that it needed a variance to build. Attorney Bedard recalled and reviewed the ordinance.

Chairman Sadowski mentioned that we want to make sure Mason won't sign it until Greenville agrees with the plan and they sign off on it. Mr. Ilomaki said that Greenville will sign it first, and then Mason will sign and record it. Mason is approving the subdivision although Greenville has to approve the plan, as it effects Greenville, because it makes a new lot. Chairman Sadowski stated that parcel A needs to be fixed for tax purposes. Mr. Tenney said he would like two separate notes to be added to the plans: 1. That a note be added to Mason parcel A is to be conveyed with Greenville Map 1 Lot 3A. He stated that they would like that noted on the plan before the Board signs it. The next item is that its noted parcel A and whatever Mason assigns for a lot number, and that its not to be conveyed separately.

Chairman Sadowski said the property line needs to be fixed on the mylar, due to his knowledge of his personal property, which is shown going to the corner, but there is a 50' space.

Attorney Bedard said that the issue he is concerned about is, with that the Mason side having frontage, it's no longer a back lot, and needs a variance. Mr. Ilomaki stated that he was granted the variance by Mason. Chairman Sadowski agreed that he was at the meeting and that is correct. Atty. Bedard stated the concern is how he is building on the Greenville portion, and how it fits into zoning. The frontage is on a public road in another town, and the amount does not meet the requirement for Greenville. He also referred to RSA 674. Atty. Bedard agrees with Mr. Tenney's first condition, that they be conveyed together, and the second condition would be a 50 foot right away granted and even though there is common ownership that it not be extinguished and if for some reason it gets split apart. Even if it does get split somehow that there is going to be a permanent 50 ft right away servicing the area, that is not extinguished by merger in the State of NH. He suggests making the changes to the conditions of the plan, and the Board should review the deed before it's conveyed out. Chairman Sadowski restated what Atty. Bedard recommended, showing what needs to appear on the site plan and where. Ms. O'Keefe

confirmed that the deeded ROW would become a deed restriction. Mr. Ilomaki confirmed that he would be able to come back with the plan and deed to get approval, and then with the mylar for final sign-off.

Public Hearing for Site Plan Application for 21 Chamberlain Street LLC- Georges Realty LLC, determined to be a matter of potential regional impact *Continuance requested by applicant

Chairman Sadowski confirmed with Atty. Bedard that the Board has to open a public hearing in order to continue it, due to the applicant's proposed continuance noted on letters to DES and SORLAC. Will Reddington, on behalf of George's Realty, stated that there had been some confusion, that they didn't intend to continue, and they were hoping to make some progress tonight and everyone was in attendance. Chairman Sadowski read from the referenced letter(s), "The applicant proposes to continue the hearing," and explained that the Board put other items on the agenda, and this matter is not built to be fit in based off what he (the Engineer) wrote. Atty. Bedard stated that in order to effectively continue the meeting, you would have to open it, move to continue, then close it to the continued date.

Kelly O'Keefe noted that it had been publicly disseminated that this matter would be continued. Mrs. Sousa confirmed that the agenda reflected that a continuance was anticipated, and it had been shared to alert people the presentation and public comment segment would not be occurring this evening. She questioned if the Board could take any questions from the applicants to be better prepared for their next meeting, but Atty. Bedard advised against doing so. Chairman Sadowski asked when they would like to continue it and Mr. Reddington made clear their preference was not to continue, but responded the next available public meeting. Due to Atty. Bedard's availability, it was decided that June 15th was the best date.

Chairman Sadowski announced the opening of the public hearing for the Site plan Application for 21 Chamberlain Street LLC- Georges Realty LLC, determined to be a matter of potential regional impact.

Scott Tenney motioned to continue the public hearing to Thursday, June 15, 2023 at 7:00 p.m. at the Mascenic SAU building (16 School St.). Mrs. Bickford, seconded. All in favor, none opposed.

Chairman Sadowski closed by saying that tonight was not the night to take questions from the public and he apologized, explaining there are procedures they have to follow.

Public Hearing for Completeness Review of the Site Plan Application for Davis Village Properties, LLC, Blanch Farm Road, Greenville, NH

Chairman Sadowski announced the opening of the Public Hearing for Completeness Review of the Site Plan Application for Davis Village Properties, LLC, Blanch Farm Road, Greenville, NH, and confirmed the Board members had the packet. He noted to Mr. Brannon that there was never a conceptual for this project, and that with preliminary elevation, views, and floorplans marked as pending, he considers that incomplete. Mr. Brannon stated he had examples of what was being designed, and anticipated having the full architectural package for the next hearing.

Chad Brannon, of Fieldstone Land Consultants, introduced himself as representing Davis Village Properties, for a proposed development on Map 1 Lot 44 in the Commercial/Industrial district. The property has frontage on Blanch Farm Road and nearly 12.2 acres of land and was previously occupied with multi-family buildings. His client has cleaned up the property and the buildings have been demoed. He noted an existing gravel drive to an existing garage, and an existing well.

They are proposing to build 2 buildings, one will be a 16,800 square ft building on the west side of the site and will front along Blanch Farm Rd, and a 4,000 square foot building that will be an office/retail

building, with no tenant yet being proposed as a commercial building will be to the east location on the site. He noted the proposed parking along the front of the buildings, and included in the plan landscaping and lighting. This is proposed to connect to the municipal sewer and water on Blanch Farm Rd. They also designed a detailed storm water management report for this project. He stated that this project doesn't meet the threshold for the state's alteration of terrain permit threshold. He believed the project meets local standards, and they have gone through the checklist and have addressed all of the items. He mentioned the one item that they had not yet submitted was an architectural design for the site. He went on to say they are anticipating the large building to be 16,88 square foot and he presented the board with a picture for reference. They were not able to get the remainder of the information on that, but were hopeful that the Board will allow to proceed with the application, and they could come back for a compliance hearing to present that, if the board will consider accepting with that condition.

Chairman Sadowski wondered why the wetland goes between the buildings. Mr. Brannon responded that there's a 30-inch culvert that comes between the buildings and outlets into a well. He estimated the building would be 10' from the wetland. He explained they are proposing 7 flex space units, which could be consolidated if a tenant wanted 2, for example, and it would require building permits, making sure they meet all the codes. Chairman Sadowski asked about the intended tenants, having concern about hazardous materials. Mr. Brannon suggested they could create a list of prospective businesses and which would require individual site plan review or an amendment. Chairman Sadowski noted the business activity in the existing garage which has occurred without site plan approval, and therefore wants this "wire tight. Chairman Sadowski mentioned his concerns with (floor) drainage, which Mr. Brannon confirmed they were not proposing. Chairman Sadowski asked about hours of operation, and Mr. Brannon responded that the hours would likely be between 6 am to 6 pm. Mrs. O'Keefe acknowledged contractors would be coming and going, and questioned who would be policing that. Mr. Brannon noted that a local noise ordinance is often the control for such. Chairman Sadowski noted the nearby propane tanks as another concern for the proposed tenants. Mr. Brannon indicated he would be happy to get some answers and get back to the Board, as they were not looking for approval tonight.

Mr. Kearney asked about the use of the well at the existing garage, and Mr. Brannon answered that they are building trailers at that location, and it is just more feasible to use the well than to run a line to the municipal connection. The unapproved use of the garage was discussed. Mrs. Sousa the conceptual for the garage, and that he (Mr. Somero) never came back with an application. Chairman Sadowski discussed how David Somero came in just months ago and had a sketch of this project, but indicated it was a future plan that he had no intentions of building at this time. Mr. Brannon confirmed that trailers are being built there and some welding going on also.

Tara Sousa asked if it will be gravity-feed sewer that would connect to the line in Blanch Farm Road and not directly into the pump station, and Mr. Brannon confirmed that it was.

Chairman Sadowski mentioned there needs to be a note about hazardous waste storage. Mr. Brannon said they show a dumpster location on the site that they can add a note that no hazardous waste storage is proposed. Chairman Sadowski asked about easements, specifically regarding the abutting Town Forest. Mr. Brannon responded that there are no easements on this property that he was aware of. Marshall Buttrick, of the Conservation Commission, confirmed access to the Town Forest is off Livingston Road, and no access was reserved through the old Blanch Farm when the Town Forest was carved off.

Chairman asked about exterior lighting in the parking lot, and Mr. Brannon confirmed that they are all building-mounted lights. Chairman Sadowski asked how tall the buildings will be, and Mr. Brannon answered 14 to 16' doors, and perhaps 20' total, similar in height to the Haffner's building. Ms. O'Keefe noted many industrial uses usually require 30', and Mr. Brannon said that it's not going to be a high bay building with 30 ft ceilings.

Chairman Sadowski asked the plan for sign location and Mr. Brannon said there isn't a signage plan yet, until the building design is completed, but his suspicion is that they would end up with a sign in the front corner. He confirmed that there is a note on the plan that there is no sign at this time and future signs will conform with the Town of Greenville regulations. Ms. O'Keefe noted that individual businesses would likely put up building signs, and Chairman Sadowski wondered if they would have signs where names would slide in to accommodate changing tenants. Mr. Brannon said he could try to get more detail on signage.

Mr. Brannon confirmed that they are anticipating using propane and utilities would be under ground. Charles Buttrick, representing the Fire Department, asked about Fire suppression, which Mr. Brannon indicated would be dependent on the proposed tenants. Mr. Buttrick discussed the difficulty of providing a sign-off without knowing the proposed uses. Mrs. O'Keefe echoed those concerns, and questioned the layout. Mr. Brannon confirmed that it would be more open space with partition walls, man doors, a bathroom. There are no offices planned but building within the units would need permits and it would be allowed or not by the landlord.

Mr. Brannon said he needed the plan accepted before we have the public hearing and Chairman Sadowski confirmed he's going down the checklist. Chairman Sadowski asked Mr. Buttrick about notification. Mrs. Sousa confirmed the Fire Chief received notice electronically, as did other departments, and that her office did not receive any responses back.

Chairman Sadowski asked about the utility plan, and Mr. Brannon confirmed it will be underground from an existing pole on the site and nothing on Blanch Farm Road. Mr. Tenney asked about water and sewer being stubbed outside of, or impacting by town right-of-way, and Mr. Brannon believed they were not stub out of the road and therefore there would be impact to the Town ROW. He confirmed there is one handicapped space and there is no federal compliance requirement as they are not an office and not retail, but said if the board wanted, they could add another spot. Mr. Tenney advised Mr. Brannon to make the change from PSNH to Eversource.

Chairman Sadowski asked if there were any questions regarding the application itself. Mr. Brannon expressed his concern that public comment would be a procedural error.

Marshall Buttrick, of 240 Adams Hill Road, wanted to make sure that changes accepted at Town Meeting regarding Blanch Farm Road are reflected in the plan. Mr. Brannon confirmed that Blanch Farm is a public road, and that his firm did the as-built for the Town acceptance.

Mr. Charles Buttrick asked about a comment time that was not allowed regarding the Chamberlin project and questioned what about this meeting is different. Mr. Tenney discussed advise from Atty. Bedard. Chairman Sadowski discussed the procedure on how the 2 public hearings work and confirmed with Mr. Buttrick that he can comment at the public hearing, as part of the Fire Department. Chairman Sadowski asked if they are going to approve with conditions and Mr. Tenney confirmed with a yes. Ms. O'Keefe suggested a condition that a list of business tenants the approved/restricted, and she

asked if there would be something in the lease which would require them to comply with all Town ordinance. Mr. Brannon anticipated adding a note to require approval of the use by the Building Inspector. Chairman Sadowski wanted the building floor plan. Mr. Tenney recommended a condition that the existing garage and use be included as part of this site plan. He expressed concern about the dumpster location, and Chairman Sadowski reiterated his concern about the proximity to the wetlands, and a notation of hazardous waste location or none permitted.

Chairman Sadowski expressed the problem he has with accepting the application as complete, due to the unapproved use of the existing garage, and the necessary details of that use being missing. Mr. Brannon indicated that the lack of detail regarding that use may stem from a miscommunication between him and his clients, as he believed the use had already been approved, and that he make sure the notes are revised to reflect that conforming use. He said he would appreciate the Board's acceptance of the application so they can be as productive as possible. Chairman Sadowski discussed the Board's effort to curb people doing first and asking forgiveness later.

Charles Buttrick asked about the status of well use at the garage. Mr. Brannon believed there is a spigot only, and frost-free hydrants. He stated, to his knowledge, there is no plumbing in that building. Ms. O'Keefe asked if they are occupying the building without facilities, and Chairman Sadowski stated that is code enforcement.

After much debate about the garage and it not being properly included in the application, Chairman Sadowski questioned how many times does the board want to approve with conditions. Mr. Tenney and Mr. Kearney advocated for requiring all the needed details as a condition. Without a separate application having been filed for the operating trailer construction business, Ms. O'Keefe indicated she was inclined to not accept as complete. Mr. Brannon explained that there won't be a separate plan or a large change to the proposed plan, just addition of some simple notes. Mr. Brannon stated you don't need an office or a bathroom to run a trailer shop, and he believed there was a disconnect, as he did not attend the conceptual. Mr. Kearney asked if Mr. Brannon if he can provide an insert rather than redoing the plan. Chairman Sadowski felt the separate business essentially required the full checklist for that building. Chad Brannon indicated that the 5 or so items (heat, electric, floor plan, a note for the usage, a note for the hours) could easily be addressed on the existing plan. Ms. Sousa discussed previous instances where applications were incomplete, and the Board doesn't generally vote an application as incomplete, but continues the hearing providing the needed items to the applicant. She noted Mr. Brannon could come back with the changes on the 8th, and if the Board is satisfied, it can then move into the application review hearing. Mr. Brannon agreed to request a continuance, and asked that the Board formalize the list of needed items.

Tim Kearney made to motion to continue at the applicants request to 7:00pm on June 8, 2023 at the Sau (16 School St.) and Kelly O'Keefe seconded. All in favor, none opposed.

Minutes

Motion by Mr. Kearney, 2nd by Ms. O'Keefe, to accept the minutes of the April 13, 2023 meeting.

Motion carried with 4 in favor, none opposed.

Adjournment

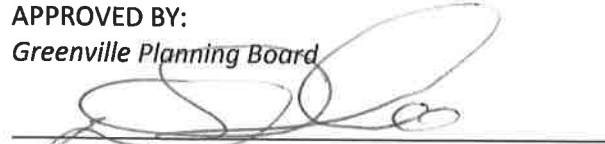
Mr. Tenney motioned to adjourn at 8:57 pm, 2nd by Margaret Bickford. Motion carried with 4 in favor, none opposed.

Next Meeting: Thursday, June 8th at 7:00pm, and June 15th @ 7:00pm

Respectfully Submitted,
Carrie Traffie

APPROVED BY:

Greenville Planning Board



Michael Sadowski, Chairman



Scott Tenney, Vice Chairman



Margaret Bickford, BOS Ex-Officio



Kelle O'Keefe

Tim Kearney