

Town of Greenville, New Hampshire  
Planning Board  
Minutes

**Thursday, June 8, 2023**

The Greenville Planning Board met on **Thursday, June 8, 2023**, at the Mascenic SAU 87 Cafeteria, 16 School Street, Greenville, NH 03048.

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

Vice Chairman Scott Tenney called the meeting to order at 7:03 p.m. He reviewed the agenda and introduced the board. He explained he would be serving as chairman, in the absence of Chairman Sadowski, and explained to the applicants that if there was an even number of votes resulting in a tie, the matter would be continued to July. All applicants agreed to proceed.

Tara Sousa explained that item number one on the agenda, which is Greater Waste Solutions, won't need to happen this evening, as the signatures for the lot merger were done already, and the signing of the plan was authorized in last month's meeting, so that can occur outside of a meeting.

**Review Illomaki Subdivision Plan as conditionally approved by Mason Planning Board Impacting Greenville parcel Map/Lot 1 3-A**

Mr. Tenney opened up and asked Mr. Illomaki if he had some updates and a plan for the board, as per the last meeting they had asked for additional notation that parcel A not be conveyed separately. Mr. Illomaki explained that the notations were not completed, and the reason that he was here was because of some things that his engineer had found that would waive that. Kelly O'Keefe asked who his engineer is, and Mr. Illomaki responded TF Moran. Tara Sousa directed the board to their packet, which included an email from Atty. Bedard in response to Mr. Illomaki's engineer's comments. Mr. Tenney asked him to summarize the engineer's comments. Mr. Illomaki said the Greenville lot has existed for a very long time and it's not something new and it's the original deed. If someone was wondering if it's been added and it hasn't. He stated that it goes way back and referred to the map that that's always been the access and all they are doing is that they are drawing the line to share some of the land. The Greenville lot cannot be considered a back lot, which require 50ft access, conforming to Mason or conforming to Greenville, Mason's position is that it cannot be sold off. He has approved variance from Mason for the frontage requirement to get into this lot. Mason has given the variance, every abutter was notified of that in Greenville and Mason. He said the reason why he's here is the variance has already been done and going through another meeting wouldn't make sense. Mr. Tenney asked if there were any restrictions imposed by the Mason Planning Board or Zoning Board regarding the shortened access and Mr. Illomaki responded no, it was approved and they accepted it. Ms. O'Keefe asked where the street access is, and Mr. Illomaki responded Route 124 (Turnpike Road), showed the area on the plan, and noted that it has always been a driveway access since his family owned a chicken barn there. Mr. Illomaki stated he wanted to clarify those points and clear this up so maybe it wouldn't result in another meeting. Mr. Tenney asked if there were any additional comments from TF Moran and Mr. Illomaki quoted RSA 674.53-3. Mr. Tenney asked him if Mr. Ruthier commented on the property line boundaries that had

been questioned between Theo Dewinter, Mike Sadowski, and Mr. Illomaki. Mr. Illomaki confirmed that correction will be made on the new plan when the mylar comes out.

Mr. Tenney asked if there were any questions and comments from the board. Kelly O'Keefe stated that they should refer to the email sent by Attorney Bedard, confirming that street access is suitable, and that the Board could require a note restricting use to single-family. Mr. Illomaki stated that that he just cleared that up, and that can't happen from Mason. He also stated he has State approval from the DOT on the driveway entrance. Mr. Tenney asked if there was any comment from the public, and hearing none, he then stated that if the mylar and the plan is provided to the town, it can be approved on a couple conditions, that the mylar and plan show the correct lot line and the correct location, and put a condition on approval and authorization on a signature that Map 1 Lot 3-A only be used for single family dwelling.

Mr. Tenney asked for a motion to authorize the Greenville Chairman or Vice Chairman if appropriate to sign the mylar once submitted with these conditions. Motion by Mr. Kearney, 2<sup>nd</sup> by Ms. O'Keefe. Motion carried with 4 in favor, none opposed.

He also verified with Mr. Illomaki that once the corrected plan is submitted to the town, either the Chairman Sadowski or himself will sign it, for return to Mason, which will record it. Mr. Illomaki was dismissed.

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

Vice Chair Tenney 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. Marshall Buttrick, of 240 Adams Hill Road, questioned if they were dealing with the submission dated April 15, 2023, and Mr. Tenney said there was a revision made on June 6<sup>th</sup>, 2023. Mr. Buttrick questioned what changes had occurred, as he had not seen the revision. Mr. Tenney stated from his initial review, that the only changes made were to the garage on the southwest side of the property, showing the garage, parking spaces, gravel drive, a proposed septic system, and shipping containers. Marshall Buttrick said he serves on the Conservation Commission, and the Commission may wish to comment, but hasn't seen any of the changes in the plan. Mr. Tenney said he welcomes his questions as member of another board, and he believed some of his questions and concerns should be addressed in this hearing. Mr. Buttrick expressed that the situation is forcing comment "on the fly." Charles Buttrick agreed with him, as a Fire Department representative, he has not seen the updated plan. Margaret Bickford asked whose responsibility is it to ensure departments see the updated plans. Mr. Tenney said there is a new form that is supposed to be filled out. Mrs. Sousa explained the procedure is for the plans when they are first received, and that this revision was received electronically yesterday, and the paper plans were brought this evening, so she wouldn't have had the plans to share, other than electronically, prior to the meeting. Mr. Tenney went over that it's a continued hearing from last month and it's not new. Ms. O'Keefe stated the garage (detail) is on the site plans and it should have been received sooner. Mrs. Bickford questioned how we correct this issue for the future. Mr. Tenney suggested they can go over more procedural stuff at a later date.

Mr. Nate Chamberlain Introduced himself from Fieldstone Consultants and went over the changes made to correct the deficiencies in the garage information. He stated the main thing we are here for are the two buildings up front, 16,800 sq ft of contractor bays and 4000 sq ft of spec commercial building. The parcel is zoned commercial industrial with 12.7 acres, and only using a fraction of that, they are left with 88% open space. He noted the wetlands, which they have stayed away from. Oversized parking in front

of the bays, then standard 10x20 for the rest of the parking spaces. He discussed the slope of the land indicating they would be cutting in the front and filling in the back, with a large retaining wall at the rear of the buildings. He reviewed the drainage plan and calculations. Landscaping would include red maples, Austrian pine, eastern arborvitae and various shrubs. He discussed the available utilities, and that the large building would be sprinklered as required.

Ms. O' Keefe asked where the wastewater is going right now, and Mr. Chamberlain did not have an answer. She expressed it was of particular concern given that there is conservation land around. He referenced the proposed septic and thought the current was possibly a holding tank. Mr. Tenney said we are looking at the completeness of the plan and the necessary items have been added to the plan. Mr. Chamberlain commented that the site has been languishing for a long time, and this would be a great use which adds to the tax base. He believed that all items on the checklist have been addressed.

Mr. Tenney said building C and the parking has been identified, with 3 employees noted, and along with the propane, added shipping containers on the concrete pad, identified the actual gravel drive and the location as well as the parking calculations and parking spaces. He confirmed with Mr. Chamberlain that nothing changed with Buildings A and B. Mr. Tenney believed with the application and checklist, based on the last meeting and continuing to this evening, their requirements have been met. Kelly O'Keefe asked about building elevations and floor plans pending under #6, and Mr. Tenney said they are pending because they are currently looking at the site and the physical layout and as they get into the merits of the actual building, they'll look at that. They had originally submitted some pictures of what the building would look like and he felt there isn't a need for the Board to see them at this time, and they are working on those.

Mrs. Sousa referenced the Board's prior discussion about perhaps a list of businesses that would be approved to lease without having to come in for Planning Board review, and asked if any note had been added to address that concept. Mr. Tenney said he hasn't seen the note added to the plan and he remembered that conversation and making the suggestion, but felt the issue would come under the merits portion of the process. Mr. Chamberlain suggested all uses should be permitted uses under the Zoning. Mr. Tenney noted building A would be more of an office environment. Ms. O'Keefe mentioned that the Building Inspector and Fire Department being involved and knowing who's going to be in there. Mr. Tenney indicated they could discuss more in the merits hearing.

Mr. Tenney closed the site plan application completeness review for Davis Village and said have met the minimum requirements to have the application move forward to the site plan hearing. He asked for a motion to accept the application as complete, Kelly O'Keefe motioned and 2<sup>nd</sup> by Tim Kearney. Motion carried with 4 in favor, none opposed.

#### **Public Hearing for Site Plan Review for Davis Village Properties, LLC, Blanch Farm Road, Greenville, NH**

Mr. Tenney opened the hearing and asked Mr. Chamberlain who drew the plan, because the existing garage was only noted on the original submission, but the board was aware there is a trailer manufacturing business going on in what is now shown as Building C, as discussed in a previous (conceptual) Planning Board meeting, and they had gone back and forth with Chad Brannon about adding the details to this site plan as it is all the same parcel. Mr. Tenney said a majority of the items that they requested on the plan are there, and most of the questions revolve around building C. Mr. Chamberlain agreed he had limited information on that, and that he knows (the applicant) has the trailer operation and they are trying to rectify the septic with this plan. Ms. O'Keefe says things have been skipped over and now we are trying to make this right, and Mr. Tenney agreed. She said she is

going to ask because it's very important with the wetlands, that there is a bathroom and sinks being used, and where is the waste water going. She was concerned that no one knows the answer. Mr. Chamberlain was confident that it wasn't (for example) dumping in the woods. Mr. Tenney asked Doug Reardon, the Building Inspector, which permits were pulled, and he answered plumbing, electrical, and mechanical: gas, propane for heating, plumbing permits for ½ bath and utility sink. Mr. Reardon said Shane Rautiola pulled a permit with the former inspector back in 2022. Mr. Tenney said they were told that it was an open space garage. Mr. Reardon relayed his conversations with Nate and Dave Somero that when they ripped up the floor, they tied into what was there. Ms. O'Keefe asked was the septic from when the condos were there, and Mr. Reardon did not know and said it was all functioning when he took over. There wasn't a plumbing permit, though, and he told them that they should be going to the Planning Board. He also said that Shane was doing everything by the book and everything has been inspected. Mr. Tenney asked Mr. Chamberlain if he has a copy of the original plan, but Mrs. Sousa said she has one. Ms. O'Keefe asked when the plumbing permit was issued and Mr. Reardon believed it was July 2022, by Allen Wardwell. Mr. Tenney said the lack of details was one of their conditions and concerns. Mr. Reardon said he told the owners they wouldn't get an occupancy permit until things were squared away with the Planning Board. Mr. Kearney questioned why they wouldn't just inspect what is working there now versus installing a new septic. Mr. Chamberlain indicated they wanted to get something on the plans that was approved and official.

Charles Buttrick said he has a parliamentary concern that this is a change of use, and Mr. Tenney agreed. Mr. Buttrick said he went to a Planning Board meeting where David Somero came in and then he was supposed to get back to the board, and we are now jumping ahead, and are allowing the fabrication with no hearing. If there is fabrication with flames, he'd like to see some fire suppression, and questioned when he gets the chance to comment. Mr. Tenney said he says he understands his concern, and explained there are two separate applications, one being when someone is doing a change of use, but since this is one commercial site, the change of use is being included in this entire site plan, and was continued so the detail could be added and the Board could understand what is going on. He explained that they are not an enforcement board, and it would have to go through another board for a cease and desist. Mr. Buttrick when he could request fire suppression. Mr. Tenney acknowledged that it's a little backwards and they started operation before they came to the Board to have conditions imposed. He explained that it would be this meeting where he would get his questions answered and any going forward. Mr. Tenney said they are not supposed to be in operation yet. Mr. Reardon indicated there had been very little activity until recently. Mr. Tenney suggested that would be a meeting to invite the owner and the person who's doing the fabrication to know what is physically occurring. Mr. Reardon said he was in the building and had never seen a flame. Ms. O'Keefe asked him if he makes an appointment, and he said he just shows up.

Marshall Buttrick said there is a few things going on tonight, as we have a site plan and an after-the fact change of use. He said Mr. Chamberlain should be making a presentation on what is the proposed use in building C, as that issue has never been before this board before a public meeting. Mr. Tenney noted his questions to Mr. Chamberlain at the opening of this hearing, and clarified that all they have done is to accept the application as complete. The Board discussed the "cart before the horse" process which occurred. Mr. Tenney noted the plan now shows the well and a proposed septic system. Mrs. O'Keefe expressed that they should be shut down due to operating without a CO, and the unknown septic issue. Mr. Tenney asked Mr. Reardon if he stopped them, and he said he hasn't stopped them. He again said that they were told to go before the board. The Board further discussed the concerns that the business was operating without a site plan approval.

Marshall Buttrick asked Mr. Chamberlain what the proposed use is, and he answered it is an industrial use assembling trailers. The hours were identified on the plan as 7 a.m. to 5 p.m. Monday through Friday, and he confirmed that there are 3 employees. Mr. Buttrick asked about the lighting, and suggested that due to the hours of operation, outdoor lighting would be needed. Mr. Chamberlain said the DES wastewater permit is pending and he said it can take 30 days. Mr. Buttrick suggested the Board may want to consider continuing the public hearing due to the unanswered questions, or if not, give only a conditional approval. He expressed surprise there hasn't been a cease and desist due to the site plan review and the issue of where is the wastewater going. He asked about building ruins noted as "to be removed" on the plan, and questioned when those will be removed, and will it be a condition. Mr. Tenney addressed Mr. Buttrick's comments, expressing that for completeness acceptance the proposed septic design was sufficient but now needs to be considered in greater detail, as the wetland concern is valid and needs to be discussed during these meetings, as well as the other concerns brought forward; lighting, TBR building ruins, etc. Mr. Chamberlain was unsure of the extent or nature of the ruins.

Ms. O'Keefe asked how long the facility been running with at least 1 employee and Mr. Reardon responded it's been like 1 person by himself and maybe a few more now. She asked if the owner will attend to answer questions. Mr. Tenney responded that he agrees with continuing due to unanswered questions.

Signage was questioned and Mr. Tenney, recalled Mr. Brannon testified there was no plan for a freestanding sign at the last meeting. Ms. O'Keefe said she was concerned that the Fire Department and the Conservation Commission should have adequate time to review this plan. Mr. Tenney reviewed some outstanding matters being building ruins to be removed and research if the manhole behind Building C was a previously approved septic. Mr. Tenney questioned if it is the owner operating in building C, and Mr. Reardon confirmed it's Dave and Nate Somero, who were in Michigan and then moved the business here.

Charles Buttrick stated he was under the impression that there were no changes in A and B, and the changes were in C. He expressed that he wanted further detail on the fabrication operation, questioning if it was welding or just nut and bolt. Mr. Reardon said he's been there numerous times and he hasn't seen a torch. Mr. Buttrick discussed the notation on the plan that indicated Building B would be sprinkled. Mr. Tenney discussed that the prior discussion had been a conceptual, and expressed that the plans should now include the details being discussed.

Marshall read the minutes from the October meeting relative to the conceptual discussion and he expressed that the Board can't make an intelligent decision with the available information tonight. Mr. Tenney said there have been a few notations added to the plan, like parking calculations, minor changes like the dumpster location, etc. The Board again discussed potential tenant uses, and that the Building Inspector would be reviewing individual tenant uses. Mrs. Bickford noted the need for Town departments to review the revised plans.

Mr. Tenney reviewed the list of concerns to be addressed, starting with Information on the existing septic system such as a DES approval number. Ms. O'Keefe expressed concern about the continuing operation without that septic system information, and Mr. Tenney discussed that the Building Inspector or Health Officer can address that as the enforcement authority. Furthering the list of concerns, Mr. Tenney noted the need for lighting detail for Building C, detailed use information for Building C (type of manufacturing), and distribution of updated materials to all departments, and notation of allowable uses for Buildings A and B including that no hazardous material be stored on site. The Board discussed

acceptable quantities of materials, such as paint, and Mr. Tenney discussed that such quantities are not considered classified hazardous locations. Mr. Tenney noted no large explosives allowed.

Ms. O'Keefe asked about a locked gate on the premises, and Mr. Charles Buttrick discussed the option of a "Knox box". Mr. Tenney suggested that be a recommendation when the updated plans are received. Mr. Buttrick noted that it is only a recommendation, as it is not required by ordinance.

Mr. Reardon questioned the time needed to resolve the septic concerns, and Mr. Chamberlin discussed the design and that DES approval can take 30 days. Ms. O'Keefe identified herself as the Health Officer. Mr. Reardon expressed that he expected information early the following week. Mr. Chamberlin indicated he would convey all the information to the applicant. Mr. Kearney noted the need for information on the "TBR Building Ruins".

Mr. Tenney recommended a continuance to allow for the following items to be updated: Existing septic information, lighting for Building C, use details for Building C, updated plans to Town Departments, notation of allowable uses within the district including statements regarding hazardous materials/explosives, and a proposed date for TBR ruins to be removed.

**Motion by Ms. O'Keefe, 2<sup>nd</sup> by Mrs. Bickofrd, to recess the public hearing to Thursday, July 13, 2023, at 7:00 p.m. at the Mascenic SAU building, 16 School St., Greenville. Motion carried with 4 in favor, none opposed.**

#### **Minutes**

The Board tabled the minutes to have further time to review.

Mr. Tenney noted the need to address the timeliness of revised submissions, and discussed that he and the Chairman had discussed whether to proceed this evening given the lateness of the submission. Ms. O'Keefe questioned if a deadline for submissions could be added to the Board's procedures, and Mr. Tenney agreed that he would recommend 5 or 7 days prior to allow time to review.

#### **Adjournment**

**Motion by Ms. O'Keefe, 2<sup>nd</sup> by Mrs. Bickford, to adjourn at 8:53 p.m. Motion carried with 4 in favor, none opposed.**

Respectfully Submitted,  
Carrie Traffie, Planning Board Administrative Assistant

**APPROVED BY:**  
*Greenville Planning Board*

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Michael Sadowski, Chairman



Scott Tenney, Vice Chairman



Margaret Bickford, BOS Ex-Officio

Kelle O'Keefe



Tim Kearney