



**MERIDIAN**  
**LAND SERVICES, INC.**

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 • Fax 603-673-1584

[www.MeridianLandServices.com](http://www.MeridianLandServices.com)

February 15, 2023

Town of Greenville  
Attention: Tara Sousa, Town Administrator  
46 Main Street; PO Box 343  
Greenville, NH 03048  
[Administrator@GreenvilleNH.org](mailto:Administrator@GreenvilleNH.org)  
(603) 878-2084

Re: Formal Site Plan Application  
Land of McCuda, LLC – Map 1 Lots 50, 50A, 50B & 50C  
36 Brown Drive, Greenville, NH 03048

Dear Ms. Sousa,

**Meridian Land Services, Inc.** (Meridian) on behalf of Blake Equipment (client/applicant) is submitting this letter and accompanying application materials for site plan approval at the above-referenced parcels.

The purpose of the application is to update the site plan for a change of use and include standard business operations notes for the proposed use. The previous site plan was approved as a raw material processing and distribution facility by the Planning Board in 2005. The use of the property has since changed to a well drilling contractor office, sales, and storage facility. This use is allowed by right within the Commercial-Industrial (C-I) zoning district.

There are no major improvements proposed as part of this application. The applicant proposes to construct a 20' long by 12' wide covered, concrete pad in front of an existing overhead door at the southern-most corner of the existing building. This area will be used for threading well casing and other material preparation tasks. The concrete pad will be placed at existing grade and will not significantly alter the existing characteristics of the site.

Thank you for your time and consideration regarding this matter. Should have any questions, require additional information, or need to discuss further, please do not hesitate to contact me.

Very truly yours,  
**Meridian Land Services, Inc.**

 2/15/23

Trevor R. Yandow, PE  
Project Manager

06924.01LTR02 Site Plan Cover Letter



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**To:** Town of Greenville  
Attn: Tara Sousa, Town Administrator  
46 Main Street; PO Box 343  
Greenville, NH 03048  
(603) 878-2084  
Administrator@greenvillenh.org

**Date:** February 16, 2023

**Proj. No:** 06924.01

**Re:** Site Plan Application - Change of Use  
36 Brown Drive  
Map 1 Lots 50, 50A, 50B and 50C

Standard Mail     2<sup>nd</sup> Day     Overnight     Over Night Priority     Hand Deliver     To Be Picked Up

WE ARE SENDING YOU  Attached     Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications
- Copy of letter     Change order     Supporting Documentation

COPIES	DATE	NO.	DESCRIPTION
1	2/16/23	6	Site Plan Application and Checklist
1	2/16/23	1	Cover Letter
1	2/16/23	1	Abutter List
3	2/16/23	2	Abutter Mailing Labels
6	2/16/23	1	Site Plan (22x34)
6	2/16/23	1	Floor Plan Sketch

\*\*Electronic copies of the above listed documents were provided in .PDF format via email as well\*\*

THESE ARE TRANSMITTED as checked below:

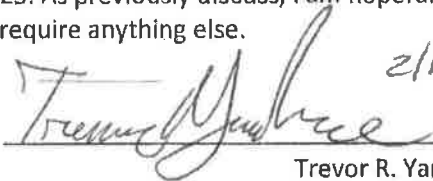
- For approval                       Approved as submitted                       Resubmit \_\_\_ copies for approval
- For your use                               Approved as noted                               Submit \_\_\_ copies for distribution
- As requested                               Returned for corrections                       Return \_\_\_ corrected copies
- For review and comment               \_\_\_\_\_
- FOR BIDS DUE:                               PRINTS RETURNED AFTER LOAN TO US

**REMARKS:**

Ms. Sousa,

Formal application for site plan approval at the above-referenced parcel(s) is provided for consideration of the Planning Board at their next regularly scheduled meeting on Thursday, March 9, 2023. As previously discuss, I am hopeful to drop off the check for the application fee tomorrow. Please let me know if you require anything else.

Kind regards,


  
 Trevor R. Yandow, PE

**Planning Board  
Site Plan Review Checklist**

This checklist is intended to aid both the Applicant and the Planning Board. This checklist details those items which will be reviewed by the Planning Board. It is provided for the information of the Applicant to assure that information necessary for the Planning Board's review is provided in the site plan or accompanying documents. It is not a complete reiteration of all elements and requirements in the Site Plan Regulations for the Town of Greenville. A copy of the Site Plan Review Regulations may be obtained from the Selectmen's Office.

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Applicant: Blake Equipment Phone: 603-508-7808  
Mailing Address: PO Box 1407, Hickory, NC 28603 Email: Michael.Gorsuch@northeastdrill.com  
Owner: McCuda, LLC Phone: (860) 729-5004  
Mailing Address: 4 New Park Road, East Windsor, CT 06088 Email: fred.cuda@blakethermal.com  
Agent: Meridian Land Services, Inc. c/o Trevor Yandow, PE Phone: 603-673-1441  
Mailing Address: PO Box 118, Milford, NH 03055-0118 Email: tryandow@meridianlandservices.com  
Project Name: Blake Equipment Change of Use Tax Map: 1 Lot #: 50, 50A, 50B & 50C  
Location: 36 Brown Drive Zoning District: C-1 Current Use: raw material processing (previously approved)  
Proposed Use: Well drilling equipment parts and service contracting business. Disturbed Area (sq. ft.): 240 sq. ft.

**AUTHORIZATION FOR REPRESENTATION:**

I hereby authorize Trevor R. Yandow, PE to act as my representative in connection with this application to the Town of Greenville for the subject property. I understand as the property owner, I will be held responsible for all conditions provided in the Notice of Decision issued by the Greenville Planning Board. I also understand that the Notice of Decision and associated conditions run with the land in perpetuity. I authorize the Planning Board Members and their staff to access my property for the purpose of this review.

Owner(s) Signature: See attached agent authorization Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

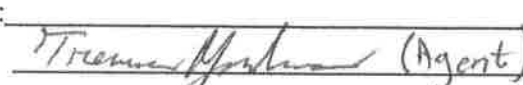
**DECLARATION:**

I hereby certify to the best of my knowledge this application and information submitted as part of this application is correct and accurately represented.

Signature:  Date: 02/14/2023  
(Person Preparing Application)

**Compliance Hearing**

I hereby certify within 30 days of completion I, or my authorized representative, will attend a compliance hearing and submit an "As built" plan to the Planning Board.

Owner(s) Signature:  (Agent) Date: 02/14/23

**SITE PLAN APPLICATION CHECKLIST**

The following checklist items are required for an application to be accepted as complete by the Board. All blocks are to be completed by the applicant at the time of submission. Provide all items below or insert a "W" if requesting a waiver. Include rationale for each waiver item. For items that are not required, N/A will be used to ensure each section was not overlooked. The Greenville Planning Board reserves the right to request additional information necessary for making an informed decision.

Tax Map: 1 Lot #: 50, 50A, 50B & 50C

**Board considerations:**

	Yes	No	
1			Is the proposed use permitted in the zoning district? If not has a zoning variance been granted?
2			The lot frontage must be shown and satisfy the zoning minimum lot frontage requirement.
3			The total area of the parcel, lot coverage by buildings & paved areas, and area of open space, must be shown and satisfy the zoning minimum lot size and maximum coverage requirements.
4			If this is an old survey, plans referenced, including book & page number at the Registry of Deeds, used in the compilation of bearings and distances must be shown on plat.
5			Any emergency services concerns?
6			Are conditions to approval recommended and adopted?

	Applicant Complete	Board Concur	
1	✓		Completed application form with owner's signature.
2	✓		A separate from plan notes, detailed written Project Description to include phasing, shape, size, height, location and use of existing and proposed structures located on the site and within two-hundred (200) feet of the site, specific information of proposed use, days & hours of operation, and number of employees
3	✓		Abutters list, to include all holders of conservation, preservation, or agricultural preservation easements.
4	✓		Fees: application and abutter notification (see Planning Board Fee Schedule).
5	N/A		Soil profile & percolation rate, date of field inspection and seal with signature of certified septic designer. * (if not on town sewer and water)
6	✓		Are preliminary building elevation views and floor plans available?
7	N/A		Engineering plan for new roads and utility main extensions.
8	✓		Easements and deed restrictions, existing and proposed.
9	✓		Have town services been notified of the project? (police, fire, sewer & water, and conservation commission)

# GREENVILLE

NEW HAMPSHIRE

**Site Plan (Plat), 6 copies to include the following items:**

	Applicant Complete	Board Concur	
1	✓		Lot lines and setbacks. Lot area(s).
2	✓		Lot Coverage proposed and maximum allowed by district.
3	✓		Area of disturbance (grading, paving, building and landscaping) identified & in SF.
4	✓		Pedestrian and vehicle traffic. (Location, number of spaces, handicap spaces, sidewalks, signage, flow of traffic, access points, fire lanes, loading spaces,)
5	N/A		Proposed lighting locations. *None proposed
6	✓		Topography 2' intervals. Map scale and north arrow.
7	✓		Tax map and lot number.
8	✓		Zoning district.
9	✓		Plan and revision dates.
10	✓		Owner of record.
11	✓		Abutter names with tax map & lot number.
12	✓		Surveyor name, seal and signature. *Per reference plan.
13	✓		Easement locations, existing and proposed.
14	✓		Roads, driveways and structures, existing and proposed.
15	✓		Overhead utilities with pole locations and numbers.
16	✓		Snow storage. (must not impede traffic circulation or safety)
17	✓		Fuel storage location. (propane, oil, gas)
18	✓		Sign location. (advertising, vehicular)
19	✓		Municipal water and sewer or well and septic locations, existing and proposed.
20	✓		Drainage elements, existing and proposed.
21	N/A		Stormwater Management Plan *No changes to existing stormwater infrastructure
			a. Narrative of design intent
			b. Stormwater Plan
			c. Stormwater Calculations
			d. Drainage course and pattern, existing and proposed on a ten (10) year storm
			e. Test pit locations and logs
			f. Operations and Maintenance Guide
22	✓		Wetlands: **Per reference plan
			a. Wetland scientist name, certification number, stamp and signature.
			b. Date field work was performed.
			c. Mapping standards applied to delineation.
			d. Applicable permit history.
			e. Identification of water resource, buffer and setbacks (see Zoning Ordinance).
23	✓		Buildings, structures, cemeteries and rock walls.
24	✓		Planning Board signature block.

\*May not apply to every site plan.

# GREENVILLE

NEW HAMPSHIRE

## NOTIFICATION LIST

Applicant: Blake Equipment Tax Map: 1

Address: PO Box 1407, Hickory, NC 28603 Lot #: 50, 50A, 50B & 50C

In accordance with RSA 676:4 1(d), the **Planning Board** shall notify the abutters, the applicant, subject property owner, holders of conservation restrictions, and the engineer, architect, land surveyor, wetland scientist or soil scientist whose professional seal appears on any plat submitted. An abutter is any person whose property or conservation easement adjoins or is directly across the street or stream from the land under consideration by the Planning Board. Use additional paper if necessary.

1	Name	Address	Tax Map	Lot #
2	Name	Address	Tax Map	Lot #
3	Name	Address	Tax Map	Lot #
4	Name	Address	Tax Map	Lot #
5	Name	Address	Tax Map	Lot #
6	Name	Address	Tax Map	Lot #
7	Name	Address	Tax Map	Lot #
8	Name	Address	Tax Map	Lot #
9	Name	Address	Tax Map	Lot #

The Planning Board is not responsible for obtaining the above information. This information can be obtained from the Tax Maps and Book in the Town Clerk's Office. See the Greenville web site for current hours of operation.

**\*\*See attached for abutter list and mailing labels\*\***

## Planning Board

### Site Plan Fee Schedule

#### Notification Fees

1. Abutters Fee: \$8:00 per abutter per notification.  
(Number of abutters  x \$8:00 = \$  )
2. Newspaper Fee: \$100.00 per hearing per notification

#### Administrative Fees

1. New or Existing site plans: \$100.00 per site plan.  
Existing site plan shall not have any changes to structures, roads, or parking lots.
2. All above fees must be paid in full prior to acceptance of the application by the Board.

#### Review and/or Consultation Fees, Impact, and/or Study Fees

1. All such fees shall be paid by the applicant during approval and building process.

#### Recording Fees

All recording fees shall be paid in full by the applicant.

Abutter Notification Fee = \$96.00
Newspaper Fee = \$100.00
Existing Site Plan Fee = \$100.00
<b>TOTAL = \$296.00</b>



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To whom it may concern,

I/We hereby authorize Meridian Land Services, Inc. and Trevor Yandow to act as my/our agent(s) relative to matters associated with the site plan associated with our property located at Tax Map 1 / Lot 50, 50A, 50B and 50C, 36 Brown Drive, Greenville, NH.



Owner's signature

1-31-2023

Date

Fred B. Cuda

Owner's printed name

\_\_\_\_\_  
Owner's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's printed name





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## List of Abutters

Map 1 Lot 50, 50A, 50B & 50C

36 Brown Drive

Greenville, NH 03048

MLS Project: 06924.01

Date: 02/15/2023

Map 1 Lot 50, 50A, 50B, & 50C

McCuda, LLC. c/o Fred Cuda

4 New Park Road

East Windsor, CT 06088

Map 1 Lot 44-2

Greenville Recycling LLC

338 Howard Street

Brockton MA 02301

Map 1 Lot 45

SNZ LLC

Atten: Shelly Scheffler

12505 Quail Meadow Drive

Auburn CA 95603

Map 1 Lot 46

Paul E. Cormier

782 Fitchburg Road

Greenville, NH 03048

Map 1 Lot 51

Gregory Ead

708 Fitchburg Road

Greenville, NH 03048

Map 1 Lot 52

Justin A. Severance

Rene D Severance

706 Fitchburg Road

Greenville, NH 03048

Map 1 Lot 53

Donald Combs

124 Valley Street

Manchester NH 03103

Map 1 Lot 53-1

Mark F Bradley

Marie A Bradley

727 Fitchburg Road

Greenville NH 03048

Map 1 Lot 57A

Michael C. Gregory

Joan Marie Gregory

161 Merriam Hill Road

Greenville, NH 03048

Map 1 Lot 65A

Judith N. Wilkins

Judith N Wilkins Revoc Trt of 2017

86 Barrett Road

Greenville, NH 03048

Blake Equipment

PO Box 1407

Hickory, NC 28603

Meridian Land Services, Inc.

Attn: Trevor Yandow (06924.01)

PO Box 118

Milford, NH 03055

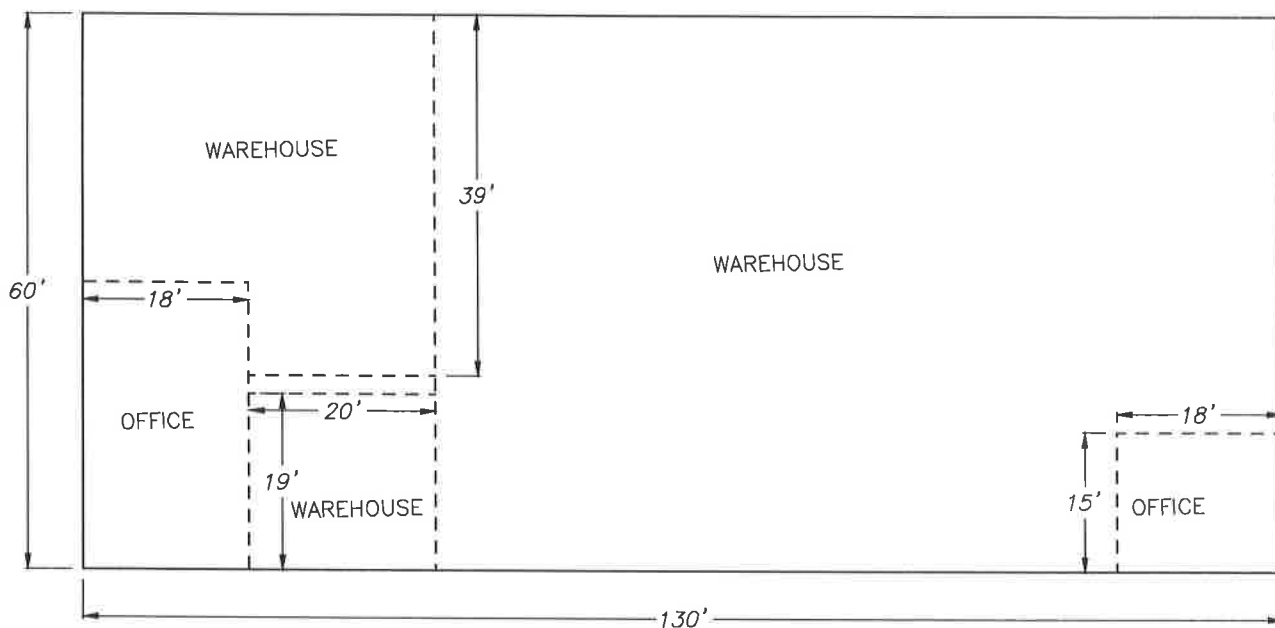


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MERIDIANLANDSERVICES.COM FAX 603-673-1584



### NOTES:

1. INTERIOR DIMENSIONS SHOWN ARE MEASURED TO THE INTERIOR WALL FACES.

## PRELIMINARY FLOOR PLAN SKETCH

GRAPHIC SCALE

