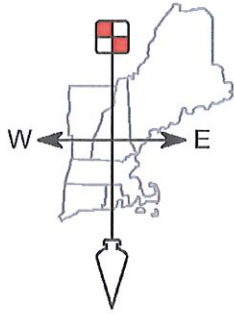


LETTER OF TRANSMITTAL



**FIELDSTONE**

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

**To:** Greenville Planning Board  
46 Main Street  
PO Box 343  
Greenville, NH 03048

**Date:** April 19, 2023

**Re:** Davis Village Properties, LLC – Commercial & Industrial Flex Space  
Tax Map Parcel 1-44  
**Site Plan Application Package**

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

- Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  \_\_\_\_\_.

COPIES	DATE	NO.	DESCRIPTION
1			Site Plan Review Application w/Fee
1			Site Plan Review Checklist
1			Project Description
1			Abutters List (w/ labels)
1			Stormwater Management Report
7			Site Plan Set (22"x34")
1			Copy of Transmittals to Town Departments (Fire, Police, Sewer & Water, Conservation)

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:**

We are submitting this Site Plan application to be on the May 11<sup>th</sup> meeting. Please contact me with any questions. Thank you,

*Charlie Ritchie*

Chuck L. Ritchie, E.I.T.

**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.

---

Applicant: Davis Village Properties, LLC Phone: 603-491-4764  
Mailing Address: P.O. Box 508, New Ipswich, NH 03071 Email: dmsomero@monad.net  
Owner: \*Same as applicant\* Phone: \*Same as applicant\*  
Mailing Address: \*Same as applicant\* Email: \*Same as applicant\*  
Agent: Fieldstone Land Consultants, PLLC Phone: 603-672-5456  
Mailing Address: 206 Elm Street, Milford, NH 03055 Email: CEBranon@fieldstonelandconsultants.com  
Project Name: Commercial & Industrial Flex Space Tax Map: 1 Lot #: 44  
Location: Blanch Farm Road Zoning District: C-1 Current Use: Garage  
Proposed Use: Commercial/Industrial Flex Space Disturbed Area (sq. ft.): 89,000

**AUTHORIZATION FOR REPRESENTATION:**

I hereby authorize Fieldstone Land Consultants, PLLC 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: David Somero Date: 04/14/2023  
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: Charlie Ditchie Date: 4/14/23  
(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: David Somero Date: 04/14/2023  
Date: \_\_\_\_\_

## 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 #: 44

### 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	x		Completed application form with owner's signature.
2	x		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	x		Abutters list, to include all holders of conservation, preservation, or agricultural preservation easements.
4	x		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	Pending		Are preliminary building elevation views and floor plans available?
7	N/A		Engineering plan for new roads and utility main extensions.
8	x		Easements and deed restrictions, existing and proposed.
9	x		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	x		Lot lines and setbacks. Lot area(s).
2	x		Lot Coverage proposed and maximum allowed by district.
3	x		Area of disturbance (grading, paving, building and landscaping) identified & in SF.
4	x		Pedestrian and vehicle traffic. (Location, number of spaces, handicap spaces, sidewalks, signage, flow of traffic, access points, fire lanes, loading spaces,)
5	x		Proposed lighting locations.
6	x		Topography 2' intervals. Map scale and north arrow.
7	x		Tax map and lot number.
8	x		Zoning district.
9	x		Plan and revision dates.
10	x		Owner of record.
11	x		Abutter names with tax map & lot number.
12	x		Surveyor name, seal and signature.
13	x		Easement locations, existing and proposed.
14	x		Roads, driveways and structures, existing and proposed.
15	x		Overhead utilities with pole locations and numbers.
16	x		Snow storage. (must not impede traffic circulation or safety)
17	x		Fuel storage location. (propane, oil, gas)
18	x		Sign location. (advertising, vehicular)
19	x		Municipal water and sewer or well and septic locations, existing and proposed.
20	x		Drainage elements, existing and proposed.
21	x		Stormwater Management Plan
	x		a. Narrative of design intent
	x		b. Stormwater Plan
	x		c. Stormwater Calculations
	x		d. Drainage course and pattern, existing and proposed on a ten (10) year storm
	x		e. Test pit locations and logs
	x		f. Operations and Maintenance Guide
22	x		Wetlands: *
	x		a. Wetland scientist name, certification number, stamp and signature.
	x		b. Date field work was performed.
	x		c. Mapping standards applied to delineation.
	x		d. Applicable permit history.
	x		e. Identification of water resource, buffer and setbacks (see Zoning Ordinance).
23	x		Buildings, structures, cemeteries and rock walls.
24	x		Planning Board signature block.

\*May not apply to every site plan.

# GREENVILLE

NEW HAMPSHIRE

## NOTIFICATION LIST

Applicant: Davis Village Properties, LLC Tax Map: 1

Address: P.O. Box 508, New Ipswich, NH 03071 Lot #: 44

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.

\*See attached abutters list\*

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.

**Planning Board**

**Site Plan Fee Schedule**

**Notification Fees**

1. Abutters Fee: \$8:00 per abutter per notification.  
(Number of abutters 8 x \$8:00 = \$ 64 )
2. Newspaper Fee: \$100.00 per hearing per notification

\$ 64.00  
+ 100.00

**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.

100.00  
Total = \$ 264.00

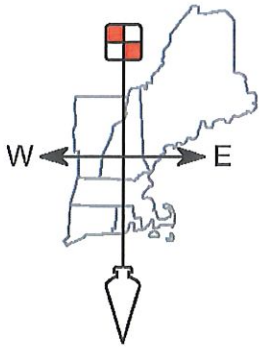
**Review and/or Consultation Fees, Impact, and/or Study Fees**

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.





# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

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

## Site Plan Review Application Narrative

Commercial & Industrial Flex Space  
Tax Map Parcel 1-44  
Blanch Farm Road  
Greenville, New Hampshire

April 13, 2023

### Project Narrative:

Fieldstone Land Consultants, PLLC, on behalf of Davis Village Properties, LLC, is submitting this application for Planning Board approval. The site is known as parcel 44 on the Town of Greenville's tax map 1. The parcel is 12.172± acres with 542' of frontage on Blanch Farm Road. The proposal consists of constructing two Commercial & Industrial Flex Space buildings on lot 1-44 along with associated drainage and access improvements. The proposed buildings will be rented out to general contractors or other industrial uses that will not create a public hazard.

The parcel is currently a cleared lot that was previously a multi-family residential development. The previous buildings were located close to Blanch Farm Road, above the wetlands. A garage and paved driveway are the only remaining structures on site. There are various wetlands throughout the site, particularly near the rear (northwest) area of the site. The grade of the site drains west towards the wetlands, with a large level platform area where the previous development was located.

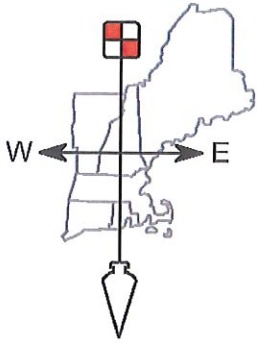
The project is proposed be constructed in a single phase. The proposed buildings will be single story, rectangular, metal buildings. The buildings on the south of the site will be 80 feet wide and 50 feet deep. The northern, larger building will be 60 feet by 280 feet, and split into seven (7), 40 feet wide units. Each building will tie in to the municipal sewer and water in Blanch Farm Road. The Greenville Recycling Center is located further up the road. The hours of operation will vary depending on the use of each contractor renting the unit. The estimated number of employees for the larger flex space is 35 (5 per unit) but may vary depending on the contractor's business. The contractors will be able to access their units at any time.

Sincerely,

**Fieldstone Land Consultants, PLLC**

Chuck L. Ritchie, E.I.T.

Project Engineer



# FIELDSTONE

Surveying ♦ Engineering  
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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

April 12, 2023

FLC#1003.02/ CDF

List of Abutters  
Tax Map 1 Lot Number 44  
Greenville, New Hampshire

Map 1 Lot 44  
Davis Village Properties, LLC  
P.O. Box 508  
New Ipswich, NH 03071

Map 1 Lot 44-2  
Greenville Recycling, LLC  
338 Howard Street  
Brockton, MA 02301

Map 1 Lots 16 & 16-1  
TAFT Trust of 1985  
Alexander Taft, Trustee  
225 Rivermead Road  
Peterborough, NH 03458

Map 1 Lot 44A  
Kenneth Wyer  
P.O. Box 560101  
Montverde, FL 34756

Map 1 Lots 44-6 & 44-8  
HEG 7 Sophia's Way, LLC  
2 International Way  
Lawrence, MA 01842

Map 1 Lot 44B  
Town of Greenville  
46 Main Street  
P.O. Box 343  
Greenville, NH 03048

Map 1 Lot 44-5  
Fort Road Realty, LLC  
286 Ashburnham Road  
New Ipswich, NH 03071

Engineer:  
Fieldstone Land Consultants, PLLC  
206 Elm Street  
Milford, NH 03055



April 13, 2023  
FLC#1003.02/ CDF

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Peterborough, NH 03458

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46 Main Street  
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Greenville, NH 03048

Map 1 Lot 44B  
Town of Greenville  
46 Main Street  
P.O. Box 343  
Greenville, NH 03048

Map 1 Lot 44-5  
Fort Road Realty, LLC  
P.O. Box 485  
New Ipswich, NH 03071

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P.O. Box 485  
New Ipswich, NH 03071

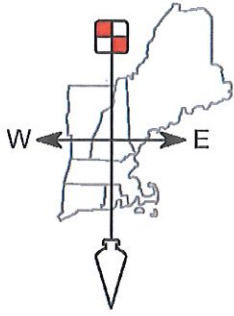
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Fort Road Realty, LLC  
P.O. Box 485  
New Ipswich, NH 03071

Engineer:  
Fieldstone Land Consultants, PLLC  
206 Elm Street  
Milford, NH 03055

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206 Elm Street  
Milford, NH 03055

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LETTER OF TRANSMITTAL



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Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Conservation Commission
46 Main Street
Greenville, NH 03048

Date: April 13, 2023

Re: Davis Village Properties, LLC – Commercial & Industrial Flex Space
Tax Map Parcel 1-44
Site Plan Application Package - Informational Only

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

- [ ] Shop drawings [ ] Prints [ ] Plans [ ] Samples [ ] Specifications
[ ] Copy of letter [ ] Change order [ ] \_\_\_\_\_

Table with 4 columns: COPIES, DATE, NO., DESCRIPTION. Row 1: 1, , , Site Plan 22"x34" Full Size – Information Only

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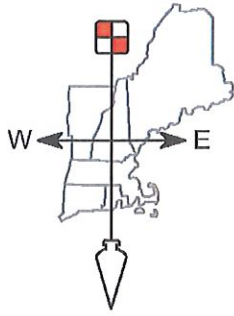
To whom it may concern,

Please find one (1) copy of the proposed site plan of Tax Map 1 Lot 44.
Please contact me with any questions.
Thank you,

Handwritten signature: Charlie Ritchie

Chuck L. Ritchie, E.I.T.

LETTER OF TRANSMITTAL



FIELDSTONE

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Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

To: Greenville Fire Department  
7 River Road  
Greenville, NH 03048

Date: April 13, 2023

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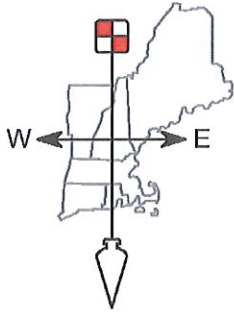
Thank you,

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Chuck L. Ritchie, E.I.T.



# LETTER OF TRANSMITTAL



## FIELDSTONE

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www.FieldstoneLandConsultants.com

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

**To:** Temple-Greenville Police Department  
38 Main Street  
Greenville, NH 03048

**Date:** April 13, 2023

**Re:** Davis Village Properties, LLC – Commercial & Industrial Flex Space  
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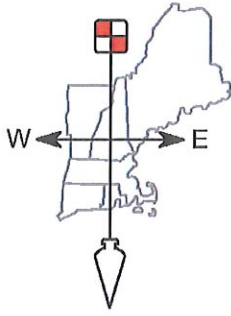
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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

To: Water Department (Greenville)  
800 NH Route 45  
Temple, NH 03084

Date: April 13, 2023

Re: Davis Village Properties, LLC – Commercial & Industrial Flex Space  
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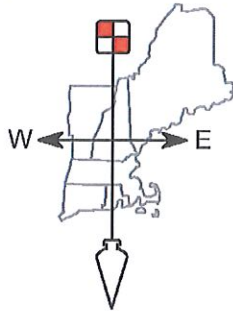
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**To:** Sewer Department  
109 Old Wilton Road  
Greenville, NH 03048

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