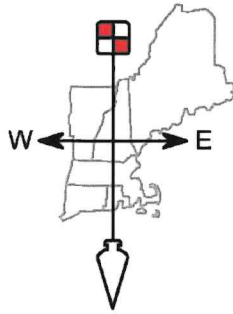


# LETTER OF TRANSMITTAL



## FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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

**To:** Mr. Michael Sadowski, Chairman  
Greenville Planning Board  
46 Main Street  
PO Box 343  
Greenville, NH 03048

**Date:** August 24, 2023

**Re:** Self-Storage Development – Michael D. Lamarre  
Tax Map Parcels 2-37-A & 2-37-2A  
**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			Letter of Authorization
1			Stormwater Management Report
1			Preliminary Building Image
6			Plan Set (22"x34")
1			Copy of Transmittals to Town Departments

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 September 14<sup>th</sup> meeting. Please contact me with any questions. Thank you,

*Charlie Ritchie*

Chuck L. Ritchie, E.I.T.



**Planning Board  
Site Plan Application**

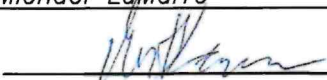
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Applicant: Michael D. LaMarre Phone: 603-235-8489  
Mailing Address: P.O. Box 495, Greenville, NH Email: \_\_\_\_\_  
Owner(s): Michael D. LaMarre Phone: 603-235-8489  
Mailing Address: P.O. Box 495, Greenville, NH Email: \_\_\_\_\_  
Agent: Fieldstone Land Consultants, PLLC Phone: 603-672-5456  
Mailing Address: 206 Elm Street, Milford, NH 03055 Email: cebranon@fieldstonelandconsultants.com  
Project Name: Self-Storage Development Tax Map: 2 Lot #: 37-A & 37-2A  
Location: Fitchburg Road & Old Mason Road Zoning District: Commercial Current Use: Vacant  
Proposed Use: Self-Storage Facility Disturbed Area (sq. ft.): 132,750±


**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) Print Michael LaMarre  
Signature:  Date: 8/24/2023

**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. I further certify the Greenville Site Plan Regulations have been reviewed for compliance.

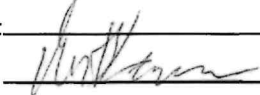
Print Chuck Ritchie Title Project Engineer  
Signature:  Date: 8/24/2023  
(Person Preparing Application)

# GREENVILLE

NEW HAMPSHIRE

## 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:  Date: 8/24/2023

**SITE PLAN APPLICATION  
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.

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.

**Section A: Applicant and Board Use**

	<b>Applicant Complete</b>	<b>Board Concur</b>	
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	NA		Soil profile & percolation rate, date of field inspection and seal with signature of certified septic designer. * (if not on town sewer and water)
6	x		Are preliminary building elevation views and floor plans available?
7	NA		Engineering plan for new roads and utility main extensions.
8	NA		Copy of easements and deed restrictions, existing and proposed included in the application.
9	NA		Advertising location proposal (size, lighting, pole, monument, etc.)

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

	<b>Applicant Complete</b>	<b>Board Concur</b>	
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 exterior lighting locations, to include type (pole, building, ground, etc.).
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.

# GREENVILLE

NEW HAMPSHIRE

10	x		Owner of record.
11	x		Abutter names with tax map & lot number.
12	x		Surveyor name, seal and signature.
13	x		Easement type and locations, existing and proposed.
14	x		Roads, driveways, structures, existing and proposed.
15	x		Underground and 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.
	NA		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		Location of waste receptacles with type of enclosure. Must indicate type of waste (hazardous, trash, building materials, etc.) if applicable.
25	x		The lot frontage must be shown and satisfy the zoning minimum lot frontage requirement.
26	x		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.
27	x		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.
28	x		Planning Board signature block.

\*May not apply to every site plan.

# GREENVILLE

NEW HAMPSHIRE

**Section C (Board use only):**

Original application received: \_\_\_\_\_

Amendment(s) received: \_\_\_\_\_

	Yes	No	
1			Is the proposed use permitted in the zoning district?
			If not, has a zoning variance been granted?
			If granted, date granted:
			Conditions of the grant:
1(a)			
2			Any emergency services / commission concerns?
			Police
			Fire
			Emergency Management
			Conservation Commission
			Sewer & Water Commission
			Building Inspector
			Is there a potential regional impact?
			Reason for impact: _____
			If yes: date received from SWRPC _____
3			
			Is a third-party review needed?
			By whom: _____ Date received: _____
4			
5			Are conditions to approval recommended and adopted? List below
			Precedent -
			Subsequent -

**NOTIFICATION LIST**

Applicant: Michael D. LaMarre Tax Map: 2

Address: Fitchburg Road Lot #: 37-A & 37-2A

Date list obtained: 8/24/2023

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, only after completing this section.**

\*See attached list & labels\*

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 ) + 64.00  
100.00
2. Newspaper Fee: \$100.00 per hearing per notification

### Administrative Fees

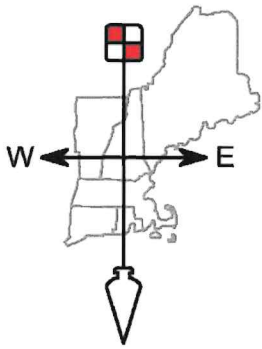
1. New or Existing site plans: \$100.00 per site plan. 100.00 = \$264.00  
Existing site plan shall not have any changes to structures, roads, or parking lots.
2. All above fees must be paid in full prior to acceptance of the application by the Board.

### 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.



# FIELDSTONE

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Land Planning ♦ Septic Designs

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www.FieldstoneLandConsultants.com

## Site Plan Review Application Narrative

Self-Storage Development  
Tax Map 2 Parcel 37-A & 37-2A  
Old Mason Road  
Greenville, New Hampshire

August 24, 2023

### Project Narrative:

Fieldstone Land Consultants, PLLC, on behalf of Michael D. Lamarre, is submitting this application for Planning Board approval. The site is known as parcels 37-A and 37-2A on the Town of Greenville's tax map 2. The parcels are 6.202 acres and 0.54 acres respectively. Lot 37-A has 679 feet of frontage on Fitchburg road (Route 31) and 614± feet of frontage on Old Mason Road. Lot 37-2A has 484 feet of frontage on Fitchburg Road. The proposal consists of constructing a self-storage facility along with drainage, landscaping, and other associated site improvements.

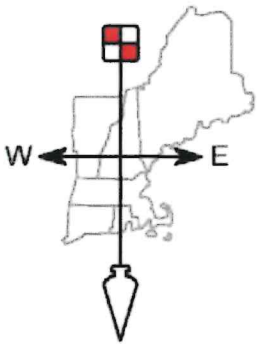
The parcel is located west of an existing self-storage facility that was recently constructed. The parcel is a wooded lot with wetlands on all sides and a large upland area in the center of the lot. The entire site slopes from south to north and towards a culvert under Route 31. Due to wetlands on site, the proposed development will be accessed from the existing facility. Additionally, as part of this site plan application, lot 2-37-A will be merged with lot 2-37-2A.

The project is proposed to be constructed in a single phase. The proposed buildings will be single story, rectangular, metal buildings. Storage buildings in the center of aisles that are accessible on both sides will be 30' wide and buildings on the perimeter will be 20' wide. Lengths of buildings will vary between 190' and 295'. There is no proposed office on site, and the storage buildings will not require sewer or water utility connections. Underground electric will be provided by a new riser pole off Fitchburg Road. The site will be open for use 24/7 to allow customers to access their unit. There are no employees for the site as the use does not require staff to be on site on a daily basis.

Sincerely,

**Fieldstone Land Consultants, PLLC**

Chuck L. Ritchie, E.I.T.  
Project Engineer



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

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

Date: 8/24/2023  
FLC#1755.02 / JGL

List of Abutters  
Tax Map 2 Lot Numbers 37-A & 37-2A  
Greenville, New Hampshire

Map 2 Lots 37, 37A & 37C  
Michael D. Lamarre  
P.O. Box 495  
Greenfield, NH 03048

Map 2 Lot 37-2A  
State of New Hampshire  
1 Hazen Drive  
Concord, NH 03048

Map 2 Lot 36A  
Lamarre Real Estate, LLC  
P.O. Box 333  
Greenville, NH 03048

Map 2 Lot 37B  
Hillside Holdings, LLC  
P.O. Box 495  
Greenville, NH 03048

Map 2 Lot 22A &  
Map 4 Lot 35  
Town of Greenville  
P.O. Box 343  
Greenville, NH 03048

Map 4 Lot 33  
Tim R. Kearney  
37 Old Mason Road  
Greenville, NH 03048

Map 2 Lot 37-1  
GMB Leasing, LLC  
124 Old Wilton Road  
Greenville, NH 03048

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

Date: 8/24/2023  
FLC#1755.02 / JGL

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Greenfield, NH 03048

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Greenfield, NH 03048

Map 2 Lots 37, 37A & 37C  
Michael D. Lamarre  
P.O. Box 495  
Greenfield, NH 03048

Map 2 Lot 37-2A  
State of New Hampshire  
1 Hazen Drive  
Concord, NH 03048

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State of New Hampshire  
1 Hazen Drive  
Concord, NH 03048

Map 2 Lot 37-2A  
State of New Hampshire  
1 Hazen Drive  
Concord, NH 03048

Map 2 Lot 36A  
Lamarre Real Estate, LLC  
P.O. Box 333  
Greenville, NH 03048

Map 2 Lot 36A  
Lamarre Real Estate, LLC  
P.O. Box 333  
Greenville, NH 03048

Map 2 Lot 36A  
Lamarre Real Estate, LLC  
P.O. Box 333  
Greenville, NH 03048

Map 2 Lot 37B  
Hillside Holdings, LLC  
P.O. Box 495  
Greenville, NH 03048

Map 2 Lot 37B  
Hillside Holdings, LLC  
P.O. Box 495  
Greenville, NH 03048

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Map 2 Lot 22A &  
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Town of Greenville  
P.O. Box 343  
Greenville, NH 03048

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Map 4 Lot 35  
Town of Greenville  
P.O. Box 343  
Greenville, NH 03048

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Map 4 Lot 35  
Town of Greenville  
P.O. Box 343  
Greenville, NH 03048

Map 4 Lot 33  
Tim R. Kearney  
37 Old Mason Road  
Greenville, NH 03048

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37 Old Mason Road  
Greenville, NH 03048

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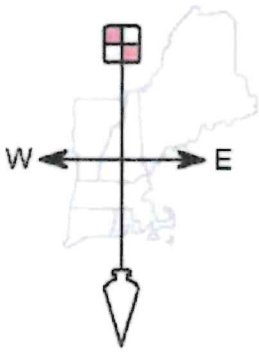
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GMB Leasing, LLC  
124 Old Wilton Road  
Greenville, NH 03048

Map 2 Lot 37-1  
GMB Leasing, LLC  
124 Old Wilton Road  
Greenville, NH 03048

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

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May 24, 2018

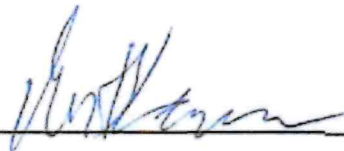
RE:

Lot Line Adjustment Plan and Commercial Development Site Plan  
Tax Map 2, Lots 37-B & 37-C  
Old Mason Road, Greenville NH

To Whom It May Concern:

The undersigned being the owner of the above referenced lots hereby authorizes Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking all necessary approvals from local, state and federal agencies.

Very truly yours,

Signature: 

Print: Michael DeLamare Date: 5/23/18.



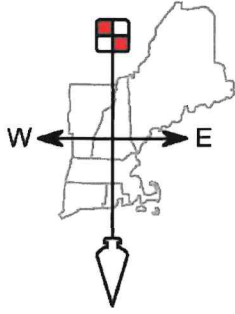








# LETTER OF TRANSMITTAL



## FIELDSTONE

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Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

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

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

**Date:** August 24, 2023

**Re:** Self-Storage Development – Michael D. Lamarre  
Tax Map Parcels 2-37-A & 2-37-2A  
**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     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Site Plan 22"x34" Full Size – Information Only

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:**

To whom it may concern,

Please find one (1) copy of the proposed site plan for above referenced project.  
Please contact me with any questions.  
Thank you,

*Charlie Ritchie*

Chuck L. Ritchie, E.I.T.