

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, April 13, 2023

The Greenville Planning Board met on **Thursday, April 13, 2023** in the Town Hall Meeting Room, 46 Main Street, Greenville, NH 03048. (The meeting was noticed to occur at the Mascenic SAU 87 Cafeteria, 16 School St., but was moved due to an issue with the location upon arrival.)

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

Chairman Sadowski called the meeting to order at 7:15 p.m. He Reviewed the agenda and introduced the board. **Meet with Chad Brannon and Christopher Swinarski Representing Greater Waste Solutions for a Project Update**

Attorney Christopher Swinarski, representing Greater Waste Solutions, started out by saying that what they are trying to do is sort out a misunderstanding and answer any questions that the Board has. He discussed the email from Chairman Sadowski, which implied that there was a final approval back in 2017, and because the site plan regulations require a building permit within 1 year of approval, that the approval is invalid and they have to start over. He discussed his written response where he stated that they didn't have a final approval, but a conditional approval, with certain requirements to be met before a final approval. He stated that normally it takes up to a year to get approval. After speaking with Town Counsel, he revised his letter to include the 4 conditions in that conditional approval. He mentioned that they were there to answer any questions and hoped everyone understands.

Chairman Sadowski stated that it's been 6 years and no one has come before the Board updating them, and it's a concern, when you're driving down the road, that there is construction going on. The goal right now is to figure out what we're doing with this project and where it stands. Chad Brannon stated that they have spent a long time going through the solid waste management permit, and it's a large permit. They both agreed the project is out of order. Mr. Brannon stated that they had obtained all the State permits, secured the sign-off of Underwood Engineering, and the Town had allowed the municipal water extension, which was approved by DOT, installed, and was inspected by Underwood Engineering. He noted there were hydrants along the way to the site, but was unsure if the water main was active, or if they are waiting for a building permit. He stated that from a design and permitting stand point, they are finally a hundred percent permitted. He explained that the Solid Waste permit is a complex permit, and there are several things to be done along the way to maintain said approval. The State requires them to file a type-2 modification, detailing, for example, signage for each waste stations, and they have applied for that type-2 modification. He stated they can get an approval to construct, but have to secure the building permit, so that's what they're hoping, is to go over everything. He stated they have the Underwood Engineering sign-off, with an email confirming all of their concerns and comments had been addressed and the sign off from the Fire Department. He discussed that after they obtained the conditional approval, they met with then-Chairman Ed White to address technical items and comments, such as relocating the hydrant and other minor revisions, which were already completed and included in the State permit application. The final condition was to secure the solid waste permit. He stated that the process wasn't helped by Covid and has gone through 3 different reviewers at the State. That's the reason why it's taken so long, along with additional studies they've had to provide. He explained submissions were done as pre-reviews,

and the Shaw's were trying to do some of the work themselves. He stated he first formal submission was done in 2020.

Chairman Sadowski was concerned with the wording indicating the lot merger was recordable, as the Planning Board has to sign the lot merger. Mr. Brannon explained that the form had been completed to request the lot merger on the local level, but that it was pending the State issuing the permit. He stated it's a condition in the solid waste permit. Chairman Sadowski requested they give a copy of everything going forward to review, so the Board members could formulate any questions they may have, and come to the next Planning Board meeting. Chairman Sadowski wanted clarification of the various revisions. Mr. Brannon said they would be happy to submit an updated plan. Town Administrator Tara Sousa said there would be someone in the office if they could bring it Monday, and to just to give a call ahead of time. Chairman Sadowski stated there has been a lack of communication, and Atty. Swinarski stated it's been good to have the meeting to clarify what they need. Chairman Sadowski noted the Shaw's were in communication with Code Enforcement to address building permit issues. Attorney Biron recommended when they give the plan, to be clear on which revisions are Underwood, which ones are AOC, surmising that it would be more productive for the Board and to avoid and unnecessary questions.

Mrs. Sousa asked about the water main, explaining that there had been a change in personal at Water Waste, but she believed the reason why it's not active is because the contractor had not been successful in getting a pressure test. She said if there had been any changes since that failure, the town was unaware. Chad Brannon stated that it was the first he was hearing about this, and he would look into it and follow up. Chairman Sadowski recommended sending a copy to the fire department and Deputy Fire Chief Charles Buttrick agreed with that. Mr. Buttrick concurred with Mrs. Sousa about the water line extension. He stated there was no direct communication about the hydrants, and the Fire Department was wondering if the hydrants were usable or not. Mr. Brannon reported that every main has to pass the pressure test before it sees water, and he will look into it. Mrs. O'Keefe said the Fire department has to be included, as they gave their approval in 2020. Mr. Brannon reported that the water line design did not change throughout the process, and the hydrant placement did not change. He is happy to put together the revisions.

Chairman Sadowski asked about the current operations at the site, and Mr. Brannon explained that the preexisting "Money for Metals" permit was transferred to the Shaws. He noted the operating metals recycling business has complicated the solid waste permitting process.

Atty Bedard summarized and asked after the updates are submitted, reviewed, and the Board is satisfied, would they like a vote from the Board stating the conditions are approved, and Mr. Brannon agreed they would. Mrs. Sousa asked if they would bring the lot merger at that point, Chad said he is going to submit the lot merger with the site plan. Attorney Biron stated, as an administrative matter, its usually brought at the beginning of the meeting to confirm there are no issues/concerns. Chairman Sadowski said there is a spot for the Tax Collector to notarize to make sure there are no liens on the property.

Chairman Sadowski wanted to put Mr. Brannon first on the next meeting at 6:45 on May 11th

Site Plan Applications Revisions

Chairman Sadowski indicated he had made the changes to the Site Plan Application, based on everyone's feedback, and created the word document. He stated that if everyone is good, he will send it to Mrs. Sousa to get it posted. The Board expressed agreement with the revisions. He also incorporated the amendments that got approved in the Zoning Ordinance document, and sent it to Mrs. Sousa for the website. Chairman Sadowski wanted to make sure everyone has copies of the word document and the pdf.

The upcoming hearing for Chamberlin Mill was discussed. Mrs. Bickford requested that any documents received for review be forwarded to the members well ahead of the meeting.

Minutes

Motion by Mrs. Bickford, 2nd by Mr. Kearney, to accept the minutes of the March 9, 2023 meeting.

Motion carried with 4 in favor, none opposed.

Mrs. Sousa requested that the Board retract the previously approved minutes for February 9, 2023, as there was a required revision in the opening paragraph regarding, attendees, time, etc.

Motion by Chairman Sadowski, to retract the accepted minutes of February 9, 2023 and to accept the corrected minutes. 2nd by Margaret Bickford. Motion carried with 4 in favor, none opposed.

The Board reviewed a letter drafted by Mrs. Sousa as a response to ATF regarding the proposed sale of Old Glory Guns & Ammo. Chairman Sadowski signed the letter. He asked Mrs. Sousa to provide the new owner with information about the sign variance that had been granted.

Mrs. Sousa reported that she had not received the DES or SORLAC notice from Eckman Engineering (regarding Chamberlin Mill). Chairman Sadowski asked if anything had been received regarding 8 Dunster, and Mrs. Sousa confirmed she had not. The need to locate several historic files was discussed, as well as an anticipated application from Davis Village. Chairman Sadowski suggested that going forward, that no new business begins after 9:00 pm. The possibility of an additional monthly meeting was discussed.

Mrs. Bickford questioned Greater Waste's approach on how they received the state approval and how much power the board has to approve or deny something like this. Mrs. Sousa noted that the Planning Board did grant conditional approval. The Board discussed at length the issue of construction having been done without building permits. Mr. Sadowski expressed the Board has to follow procedures and use the tools at their disposal for enforcement.


Adjournment

Ms. O'Keefe motioned to adjourn at 8:17 pm, 2nd by Mrs. Bickford. Motion carried with 4 in favor, none opposed.

Next Meeting: Thursday, May 11th, 2023 at 6:45pm

Respectfully Submitted,
Carrie Traffie

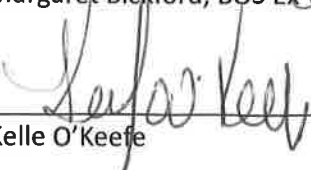
APPROVED BY:
Greenville Planning Board



Michael Sadowski, Chairman

Scott Tenney, Vice Chairman


Margaret Bickford, BOS Ex-Officio


Kelle O'Keefe


Tim Kearney