

1 Town of Greenville, New Hampshire
2 **Planning Board**
3 **Minutes**
4 **Thursday, April 14, 2016**

5
6 The Greenville Planning Board met on **Thursday, April 14, 2016** in the Town Hall, 46 Main Street,
7 Greenville, NH 03048.

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9 *In attendance were Ted de Winter, Chairman; Scott Tenney, Vice Chairman; Ed White; Steve Spratt, BOS*
10 *Ex-Officio.*

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12 Chairman de Winter called the meeting to order at 7:04 pm.

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14 Planning Board Secretary – Wage Discussion

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16 Chairman de Winter questioned whether members received and read the letter from the Board of
17 Selectmen, dated March 30, 2016, disapproving of the monthly stipend voted, and approved by, the
18 Planning Board at their March 24, 2016 meeting. Members stated "yes". Based on that letter,
19 Chairman de Winter requested that S. Spratt have a discussion with the Board of Selectmen clarifying
20 their decision at their next meeting. S. Spratt stated that the Selectmen will be meeting on Monday
21 night and he will bring the subject up. The Board considered the vote taken on March 24, 2016 to be
22 "null and void" until further notice.

23
24 Minutes

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26 The minutes of December 17, 2015 were approved as written. The minutes of March 24, 2016 were
27 tabled until the next meeting in April.

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29 Town of Greenville Master Plan Update – Lisa Murphy, Southwest Region Planning Commission

30
31 Ms. Murphy began discussion by stating that back in December, the Board reviewed the Population
32 and Housing and Land Use chapters and the changes were made verbatim with everything the Board
33 wanted to see. She felt those two chapters were now complete.

34
35 She said she would like to move onto the Economic and Development plan which was partially
36 reviewed and she passed out a draft copy for the Board to review. She said she has added more
37 information and would like tonight's focus to be on this section. S. Tenney agreed as he said that this
38 section will have a big impact to the Town in general.

39
40 Ms. Murphy stated that she anticipates that the Board may have some changes as there is a lot of data
41 incorporated into this section. Ms. Murphy stated that the information on the tables did not come

42 from the 2010 census because the census was a short form and did not have the employment and
43 income information available.

44
45 Chairman de Winter stated that for many years, even when he was a Selectman, they had an inventory
46 and residents were required to list how many people resided in the house. He said he thinks the Town
47 has stopped doing that. He said he wasn't sure how accurate it was but thought it was at least timely
48 information. Ms. Murphy felt that this was accurate information and was included on the 2010 census.
49 She said population was mostly the focus for the census.

50
51 Discussion followed regarding the section on the largest employers in Greenville and discussed the
52 businesses listed with the number of employees they have. Chairman de Winter questioned whether
53 the companies provided this information listed as number of employees. Ms. Murphy said "no" it was
54 by the New Hampshire Employment Security so that is how they are grouped.

55
56 Ms. Murphy moved onto the Greenville Employed Civilian Population by Occupational Sector (2014)
57 section and stated that this section is broken down into groups. She stated that she didn't particularly
58 like the groups because they are too broad. Chairman de Winter stated that the jobs listed on Page 3
59 are not necessarily Greenville jobs but jobs for Greenville residents. Ms. Murphy stated "yes".

60
61 Ms. Murphy stated that this Chapter is providing a profile of the economy both of the Greenville
62 employees and of the people who work in Greenville.

63
64 Chairman de Winter had a question on Page 4 – Income Levels – Local, County and State. He said the
65 capita income is ambiguous and said Ms. Murphy has listed the median household income and then
66 the median family income. He questioned why the household income was smaller than the family.
67 Ms. Murphy stated that it was grouped that way to show a better picture of Greenville vs. the
68 surrounding towns. She said to do the comparison for the county and the state provides better
69 information.

70
71 Ms. Murphy stated that the information provided in a Master Plan is not just for the Planning Board's
72 benefit to make decisions but to keep all of the data for any users in town. She said typically income
73 levels are usually something the Planning Board is not concerned with in terms of decisions to be
74 made.

75
76 Chairman de Winter questioned that for the most part unemployment compares favorably with the US
77 average. Ms. Murphy agreed.

78
79 Ms. Murphy moved onto Page 5 – Educational Attainment. She said she was able to obtain the
80 comparison of the 2000 and the 2010 data made available.

81
82 Ms. Murphy moved onto the Average Annual Unemployment Rate by Labor Market Area (LMA).
83 Chairman de Winter questioned whether that information was based on the State on unemployment
84 applications? Ms. Murphy wasn't sure about that. Chairman de Winter stated that unless an
85 individual came to Town Hall for welfare benefits, the town would not have that information. Ms.

86 Murphy stated that this was from the US Labor Statistics. E. White stated that once benefits are used
87 up, an individual is no longer a statistic – the data falls off.
88

89 S. Tenney referenced Page 6 – Property Valuation Statistics and asked if that was all property within
90 the town excluding or including town-owned property. Ms. Murphy replied “including”. S. Tenney
91 stated that would include utility lines and easements too.
92

93 The Board briefly reviewed the sections on the Greenville Tax Trends, Tax Rate Comparisons and the
94 Regional Community Activity to Primary Jobs tables.
95

96 Ms. Murphy moved onto Page 11 – Municipal Policy Analysis and onto the Greenville section. She said
97 that was the most current she could find online. S. Tenney stated that he uploaded that and it was the
98 most current edition.
99

100 Discussion followed regarding the minimum lot size and minimum lot frontage. Chairman de Winter
101 questioned whether they were “grandfathered” or were they actually statutory now. S. Tenney stated
102 that the reason was because the Commercial District overlays into another portion.
103

104 Chairman de Winter questioned whether Ms. Murphy could find a category to put the residential zones
105 that he doesn’t see. Ms. Murphy stated that this table was just for the business district.
106

107 Ms. Murphy referenced the Land Use Plan and stated that is where the business schedule is and has all
108 of the zones.
109

110 Discussion followed regarding gathering information from various other Boards and departments, i.e.
111 sewer and water, police and fire, conservation, etc. Ms. Murphy stated that she is beginning to work
112 on the chapter involving the Community Facilities and Utilities. E. White thought it would be a good
113 idea to “cut and paste” the data concerning that area and email it to the departments for updates. Deb
114 will email Kelley and get the contact information for Marshall Buttrick and send to Ms. Murphy. Ms.
115 Murphy will reach out to the various departments and once data is received, she then cut and paste
116 the data received back into the departments.
117

118 Ms. Murphy ensured the Board that if new data comes in she would include this in any and all of the
119 tables. Chairman de Winter questioned whether the Board should schedule another appointment with
120 Ms. Murphy. S. Tenney felt the Board should continue to review the chapters she has presented and
121 schedule a future date for Ms. Murphy to come back. Members agreed. Ms. Murphy agreed as well as
122 it would continue to keep the budget small. S. Tenney asked the Board if holding a work session on
123 April 28th would be acceptable to work on the review for Ms. Murphy so it may be emailed to her as
124 soon as possible in order for her to continue working on the specific chapters. Members agreed.
125

126 2016 Budget 127

128 The Board reviewed the 2016 budget by line item and the remaining funds available to budget for the
129 Planning Board secretary and other expenditures related to the operation of the Planning Board.

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Rules of Procedures

The Board tabled discussion to give E. White an opportunity to review the document.

Thursday, April 28, 2016 Work Session Preliminary Agenda

1. Approval of Minutes – March 24, 2016 & April 14, 2016
2. Master Plan Follow Up Discussion
3. Rules of Procedures

Adjournment

S. Spratt motioned to adjourn at 8:30 pm, S. Tenney 2nd. VOTE: All in favor.

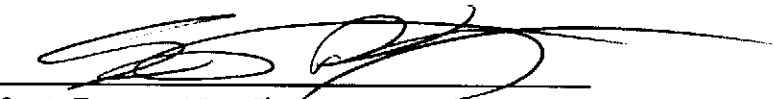
Next Meeting: Thursday, April 28, 2016 at 7:00 pm (Work Session)

Respectfully Submitted,
Debra A. Butcher


Approved By:
GREENVILLE PLANNING BOARD



Ted de Winter, Chairman



Scott Tenney, Vice Chairman



Edward White

Steve Spratt, BOS Ex-Officio

Jonathan Bouley

