

1                                   Town of Greenville, New Hampshire  
2   **Planning Board**  
3   **Minutes**  
4                                   **Thursday, December 13, 2018**

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6 The Greenville Planning Board met on **Thursday, December 13, 2018 at 7:00 pm** in the Town Hall, 46  
7 Main Street, Greenville, NH 03048.

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9 *In attendance were Chairman Ed White; Vice Chairman Michael Sadowski; Member Miles Horsley. Also*  
10 *in attendance were Town Counsel Biron Bedard (arrived at 7:10 pm) & Greenville Selectwoman Maggie*  
11 *Bickford.*

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13 **CALLED TO ORDER:**

14 Chairman White called the meeting to order at 7:00 pm.

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16 **BUSINESS:**

17 **Site Plan Compliance Discussion –**

18 Chairman White requested that Town Counsel Biron Bedard be present to guide the Board on  
19 enforcement of site plan applications and the roles & responsibilities of the Planning Board and Board  
20 of Selectmen. He stated that he did not want the Planning Board to impede upon the Code  
21 Enforcement's responsibilities with regards to site plan enforcement but only to clarify our roles.

22  
23 Town Counsel Biron Bedard stated that once the site plan is approved by the Planning Board as far as  
24 the infrastructure side of the application goes, i.e. roadways, lighting, those are items that need to be  
25 built and bonded for the project. He said that the bonding process gives the Planning Board control  
26 over the project because the bond will not be released until all items have been satisfied. He said that  
27 the Planning Board has power in relation to driveways where regulations can be adopted that will bind  
28 the community in terms of how far or how big the curb cuts can be for both residential & commercial.  
29 He said those are the only regulations that the Planning Board can enforce.

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31 Chairman White questioned how the Board should follow through with non-compliance issues and  
32 how it can be corrected. Mr. Bedard advised the Planning Board to contact the Code Enforcement  
33 officer when issues of non-compliance occur. He stated that if the action is still not corrected, the  
34 Board may proceed with revocation of the site plan.

35  
36 Chairman White questioned if there was a driveway issue or another area that the Planning Board is  
37 responsible for and the conditions are not met, do we notify the Code Enforcement Officer in writing?  
38 Mr. Bedard recommended that notice is sent directly to the Code Enforcement Officer from the  
39 Planning Board or it can be done individually. Chairman White questioned what the next step would  
40 be if the Code Enforcement Officer rules that the issue is a "no action" item. Mr. Bedard stated that it  
41 is the Code Enforcement Officer's discretion at that point.

Selectwoman Maggie Bickford questioned if the Code Enforcement Office takes no action, does that mean that the driveway remains non-compliant? Mr. Bedard said that it means there is no action taken against the driveway. He said appeals may be made to the Zoning Board of Adjustment, however, he didn't recommend appealing decisions of the Code Enforcement Officer to the ZBA.

Discussion followed regarding different scenarios that have come before the Planning Board concerning non-compliance and code enforcement issues. Mr. Bedard told the Board that the Planning Board has no enforcement power. He said the Board's power ends once the project has been built.

The Planning Board thanked Mr. Bedard for his time and guidance.

Dollar General – Chairman White reported that Dollar General is now open and had a remarkable first weekend with over \$10K in sales. Vice Chairman Sadowski stated that they will be applying to the Zoning Board of Adjustment regarding their sign.

Old Glory & Guns – Chairman White reported that their project has begun with construction.

Hearing no other comments or concerns, Chairman White called for a motion to adjourn.

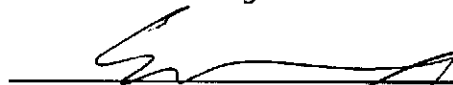
**ADJOURNMENT:**

M. Horsley motioned to adjourn at 8:10 pm, M. Sadowski 2<sup>nd</sup>. *VOTE: All in favor. Motion passed unanimously.*

**NEXT PLANNING BOARD MEETING:** January 10, 2019

Respectfully Submitted,  
Debra A. Butcher

APPROVED BY:  
*Greenville Planning Board*

  
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Edward White, Chairman

  
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Michael Sadowski, Vice Chairman

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Scott Tenney, BOS Ex-Officio - ABSENT

  
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Miles Horsley, Member