

Town of Greenville, New Hampshire
Planning Board
Minutes

Thursday, April 11, 2019

The Greenville Planning Board met on Thursday, April 11, 2019 at 7:00 pm in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Vice Chairman Michael Sadowski; Member Miles Horsley & BOS Ex-Officio Scott Tenney. Also in attendance was Town Administrator Tara Sousa.

CALLED TO ORDER:

Vice Chair Sadowski called the meeting to order at 7:03 pm. Vice Chair Sadowski presented the agenda as noticed. S. Tenney motioned to table the following agenda items until May 9, 2019, Member Horsley 2nd:

Proposed Zoning Ordinance Changes

Southwest Regional Planning Commission – Nomination of Planning Board members

Minutes: March 14, 2019

VOTE: All In favor. Motion carried unanimously.

BUSINESS:

Cherie Driscoll -Conceptual Discussion, 32 Mill Street

Vice Chair Sadowski began the meeting by welcoming Ms. Driscoll to speak. He stated that Ms. Driscoll requested to meet with Board on a conceptual basis concerning property located at 32 Mill Street.

Ms. Driscoll stated that she spoke with the Building Official on Monday about the possibility on the development of this property. Mr. Tenney recommended that she meet with the Planning Board on a conceptual basis. She reported that she is employed by a couple of investors and they have been looking at the property as a potential investment for an affordable housing unit. She was questioning whether that would be a feasible option for this property which is similar to the Ronald Philbrick Elderly Housing building. She said she would also consider converting it into residential apartment units. She added that she has been a resident of Greenville for about one year.

Vice Chair Sadowski stated that this building is currently a commercial building. He questioned whether Ms. Driscoll was considering this to be "Section 8" housing. Ms. Driscoll answered by stating that it could be a possibility, however, she stated that if this couldn't be low income housing, she wouldn't have an issue with that and would make it residential housing only.

Vice Chair Sadowski asked her to define "residential housing" to him. Ms. Driscoll answered by stating that they wouldn't have to meet certain income eligibility guidelines. She stated that the Philbrick building is project based. S. Tenney stated that Greenville Falls started off that way as elderly housing. Vice Chair Sadowski stated that this property was zoned as a nursing home. Ms. Driscoll stated that type of housing they would be looking into would be elderly housing – over age 62.

Discussion followed regarding elderly housing apartment requirements under the current zoning of the town. Ms. Driscoll stated that she looked at the downtown zoning requirements to see what was acceptable in the district. She said she saw that multifamily housing was eligible in the downtown district and explained that it needs to be a minimum of 600 square feet per unit and the building has a total of 26,000 square feet of space.

Vice Chair Sadowski added that it is required to be above the ground floor. She said that the two above ground floors are approximately 16,000 square feet and it's her understanding that the ground floor cannot be used. She said it was a shame to see the building unoccupied for so long. S. Tenney questioned whether the investors are interested in any commercial venture. She said "no". Member Horsley questioned whether they had any current property used an industrial. Ms. Driscoll said they currently do have property but it's all residential – none commercial.

Town Administrator Tara Sousa stated that she had some concerns about the intent of the zoning which specifies conversion of certain types of properties. She said she has attended many zoning board hearings where applicants have spoken about their intentions of zoning changes. She said the intent is to preserve commercial space and have it usable that way. Discussion followed regarding the building and its past usages. Ms. Sousa spoke of the importance of having more commercial property in town rather than residential.

S. Tenney stated that he would like to see that building occupied, however, he didn't think our housing market needed what she was proposing. He referred to the recently updated town's Master Plan and that the low-income affordability housing isn't a good fit for this downtown district.

The Planning Board concluded that they didn't think this would be a good option for the town and thanked her for coming in to speak with them.

ADJOURNMENT:

S. Tenney motioned to adjourn at 7:40 pm, M. Horsley 2nd. *VOTE: All in favor. Motion passed unanimously.*

Respectfully Submitted,
Debra A. Butcher

APPROVED BY:
Greenville Planning Board

Edward White, Chairman - ABSENT

Michael Sadowski, Vice Chairman

Scott Tenney, BOS Ex-Officio

Miles Horsley, Member