

**Town of Greenville, New Hampshire  
Planning Board  
Minutes  
Thursday, January 9, 2020**

The Greenville Planning Board met on **Thursday, January 9, 2020 at 7:00 p.m.** in the Mascenic SAU School Board Meeting Room at 16 School Street, Greenville, NH, 03048.

*In attendance were Chairman Edward White, Vice Chairman Michael Sadowski, & Member Miles Horsley. Also in attendance: Town Administrator Tara Sousa.*

Call to order: Chairman White called the meeting to order at 7:12 p.m.

The Chair invited those in attendance to speak, noting that they were not on the agenda. Eric Maillet and Cindy Dustin, owners of Maillet Auto, stated that they had been directed to the Planning Board by the Town offices to have their questions answered. They explained that they own a neighboring property (to their business), and had been using that property for employee parking and vehicle storage when they received a cease and desist order from Code Enforcement Officer Scott Tenney. Mr. Maillet contacted his attorney, as this is a residential/commercial property, and Mr. Tenney had given some information on possible next steps. Ms. Dustin had contacted the Town Administrator, who had recommended going to the Planning Board to determine what will be necessary, such as a site plan. Chairman White relayed that he had discussed this matter with Mr. Tenney and believed he could issue a change of use permit. He expressed that he was "in the dark" at this point. Mr. Sadowski explained that due to the alternate meeting location, the Board is without its resources, and wanted the zoning ordinance to check the zone of the property.

The Town Administrator apologized for the canceling of the Planning Board's December meeting, due to lack of a quorum, and explained her understanding that Mr. Tenney had had some contact with Mr. Maillet's attorney. She explained that this property's use, currently, is residential, though it is located in a commercial zone, and commercial use generally requires approval of a site plan by the Planning Board. She noted that the owners could have appealed the Code Enforcement Officer's decision to the Zoning Board, but that Planning Board approval of a site plan would still likely be required to define what part of the property would be commercial and what would remain residential. Mr. Sadowski equated this situation to the self-storage facility, with its ancillary residential use, but Chairman White felt it more closely resembled the conversion of the mill building on Main Street. That both desired uses are allowable uses in the commercial zone was discussed briefly. The Town Administrator stated that the Town's zoning does not address mixed use. Mr. Sadowski left to get his copy of the Zoning Ordinance. Chairman White surmised that the Code Enforcement Officer would require a full site plan. He expressed that he did not see any issues, as the property is zoned for both uses. Mr. Maillet questioned what is involved in a site plan, and Chairman White explained that a surveyor would lay out points defining the different use areas. Mr. Maillet expressed that his attorney could not find clarity in the zoning about the site plan requirements, for example minimums. The Town Administrator noted that there is a site plan approval document on the Planning Board's website page. Mr. Maillet stated that there is nothing about mixed-use, and Chairman White expressed that there were no parameters or

minimums that he was aware of. As this matter was not on the agenda, he noted that this conversation was non-binding.

Mr. Maillet questioned the process for raw land to be developed, and it was explained that residential use would require a building permit, but commercial use requires site plan approval. The difference between zoning and approved use was discussed. Mr. Maillet questioned how the "Huszar" property had previously been a paving company and residence. The Town Administrator explained that the use of that property as residential is an existing non-conforming use, and if developed now, would require a special exception, per zoning, in order to be developed as residential, and would require a site plan to be developed as commercial. Mr. Sadowski commented that passers-by could perceive the area in question as a junk yard. Mr. Maillet expressed that the cars will be seen whether on one side or the other, and Mr. Sadowski expressed that they are approved for that use on the business property. The Town Administrator explained that abutters need to have an opportunity to bring up concerns for the Planning Board's consideration, and explained that once approved, so long as the use remains consistent with the approval, that use will be allowed to continue, even if the zoning changes in the future. Chairman White recommended the owners determine the number of cars anticipated to be stored there, as he anticipated that would be an issue of concern for abutters.

Ms. Dustin asked what the deadline is for submission of the site plan for consideration at a meeting. Chairman White answered 30 days prior to the meeting, and it was noted that those dates are available on the website. Mr. Horsley questioned if this would be a subdivision. Chairman White and Mr. Maillet both expressed that there is no intent to divide the property into separate lots. Chairman White noted that there may be DES requirements due to the storage of vehicles. Mr. Maillet and Ms. Dustin expressed that they had taken proactive, though not required, measures at the garage. Specifics of the site plan review process, such as the noticing of abutters, was discussed. Mr. Horsley questioned if there was anything the Planning Board could do, given that this process could take a couple months to complete. Chairman White answered that that is a code enforcement issue which would have to be addressed with Mr. Tenney. Mr. Maillet indicated he would contact Mr. Tenney. The Town Administrator noted that the owners do have the option of appealing the Code Enforcement Officer's decision to the Zoning Board. Chairman White referenced the meeting date list on the Planning Board's webpage for submission for site plan review at a future meeting. The Board members and attendees thanked each other for the discussion.

#### Minutes:

The Board reviewed the minutes of their November 14, 2019 meeting. Mr. Sadowski asked if the property previously believed to be in Mason was corrected for tax purposes. The Town Administrator replied that the Town's Avitar representative had been in Town this week to visit the properties in question, and would be assessing the outbuildings and the portion of the house that is located in Greenville, and will contact the Mason assessor to relay those changes. She noted that the Town has not seen any deeds or plans recorded at the registry, and Chairman White stated he signed the revised mylar on the second.

Motion by Mr. Sadowski, 2<sup>nd</sup> by Mr. Horsley, to approve the minutes of November 14, 2019 as presented.

Motion carried with 3 in favor, none opposed.

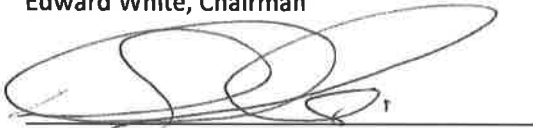
Motion by Mr. Sadowski, 2<sup>nd</sup> by Mr. Horsley, to adjourn at 7:40 p.m.  
Motion carried with 3 in favor, none opposed.

Respectfully submitted,  
Tara Sousa, Town Administrator

Approved by:  
*Greenville Planning Board*



Edward White, Chairman



Michael Sadowski, Vice Chairman



Scott Tenney, BOS Ex-officio



Miles Horsley, Member