

1 **Town of Greenville, New Hampshire**
2 **Planning Board**
3 **Minutes**
4 **Thursday, July 9, 2020**

5
6 The Greenville Planning Board met on **Thursday, July 9, 2020 at 7:00 pm in the SAU 87 Cafeteria, 16**
7 **Adams Street, Greenville, New Hampshire.**

8
9 *In attendance were Chairman Ed White, BOS Ex-Officio Scott Tenney, Vice Chairman Michael Sadowski*
10 *& Member Miles Horsley (arrived at 7:05 pm).*

11
12 **CALL TO ORDER:**

13 Chairman White called the meeting to order at 7:00 pm and informed the audience that there was a
14 supply of masks and hand sanitizer available to them in a box at the back of room and encouraged
15 them to wear a mask. He also instructed those in attendance to sign their name and address on the
16 sign-in sheet and then proceeded to announce the agenda as posted for tonight's meeting.

17
18 **BUSINESS:**

19 **Maillet Auto Sales & Service LLC** – Present: Eric Maillet & Cindy Dustin, Owners, 157 Pleasant Street.
20 Mr. Maillet stated that he had met with the Planning Board in January 2020 where he had an informal
21 discussion and receive some answers about parking of their cars and vehicle storage on a neighboring
22 property that they own. He stated that he received a cease and desist order from the Code
23 Enforcement Officer Scott Tenney for his actions for illegal parking and was informed by Mr. Tenney
24 that he would need to file a formal site plan application to the Planning Board to obtain an approval for
25 a change in use permit.

26
27 Mr. Maillet informed the Board that as a result of his conversation with the Board, he has had some
28 preliminary discussions with Meridian Land Services. He stated that they were wondering if an aerial
29 picture would be suitable without having to do a full-blown survey of the site. He stated that he
30 requested a meeting with the Board to determine what requirements were needed to proceed. He
31 stated that he would like to add some additional parking available for the shop.

32
33 S. Tenney stated that he would support that idea for that property. He asked who Mr. Maillet was
34 working with at Meridian. He stated that he has had conversations with more than one representative
35 of Meridian.

36
37 S. Tenney summarized what the issues were for the applicant for a code enforcement standpoint and
38 apologized for not being present for their meeting in January. He instructed the applicant to submit an
39 application with a plan for an aerial view showing the maximum number of parking spaces needed and
40 barrier screening for the commercial and residential sides was essentially all the Board needed.

42 In response to a comment about potential added taxes for the town, Chairman White stated that it
43 was not under the Planning Board's jurisdiction to act upon.

44
45 Discussion proceeded about the type of aerial photos the Board wanted to see. S. Tenney stated that
46 he would not be opposed to a satellite imagery provided that the plan could be marked up with more
47 realistic sized parking spots. Chairman White stated that Mr. Maillet could do an internet picture with
48 mark ups showing the details.

49
50 Mr. Maillet will submit a site plan application for the next Planning Board meeting in August. Chairman
51 White stated that the application must be submitted to the Selectmen's office by July 16, 2020 in order
52 to be placed on the agenda for August 13, 2020. S. Tenney recommended that Mr. Maillet notify him
53 once his application has been submitted. The Board thanked Mr. Maillet for providing a status on the
54 property.

55
56 PUBLIC HEARING:

57 Present: Ken & Sandra Lehtonen, Owners, 32 Mill Street; Kevin & Amanda Helmig, Applicants and
58 several interested parties and abutters (see attached sign-in sheet).

59
60 Chairman White called the public hearing to order and read the following public hearing notice to
61 determine a Completeness Review of the Site Plan review application:

62
63 *The Greenville Planning Board will conduct a public hearing on Thursday, July 9, 2020 at 7:00 pm in the*
64 *SAU 87 Cafeteria at 16 Adams Street in Greenville, New Hampshire to conduct a completeness review of*
65 *the application for a Site Plan Review Application submitted by Ken & Sandra Lehtonen, (Owners), 32*
66 *Mill Street, Greenville, New Hampshire & New Covenant Bible church, Kevin & Amanda Helmig*
67 *(Applicants) for a change of use from office space to a place of assembly at 32 Mill Street, Greenville,*
68 *New Hampshire, Assessor's Map 6-52 and Zoned Downtown.*

69
70 Chairman White called for a motion to determine that the application was complete.

71
72 MOTION:

73 Vice Chairman Sadowski motioned to determine that the application was complete, S. Tenney 2nd.

74 *VOTE: All in favor. The motion passed unanimously.*

75
76 Chairman White called the public hearing to order and the read the following public hearing notice for
77 an application for a site Plan Review:

78
79 *Notice is hereby given that a public hearing will be held on Thursday, July 9, 2020 at 7:00 pm in the SAU*
80 *87 Cafeteria at 16 Adams Street in Greenville, New Hampshire for a Site Plan Review Application*
81 *submitted by Ken & Sandra Lehtonen, (Owners), 32 Mill Street, Greenville, New Hampshire & New*
82 *Covenant Bible Church, Kevin & Amanda Helmig (Applicants) for a change of use from office space to a*
83 *place of assembly at 32 Mill Street, Greenville, New Hampshire, Assessor's Map 6-52 and Zoned*
84 *Downtown.*

86 Chairman White requested that Ms. Helmig proceed with her presentation to the Board. Deb reported
87 that abutter notices were sent out according to the requirements of the RSA.

88
89 Ms. Helmig provided multi-colored layouts and lease exhibits complete with common areas and
90 building space for the Board to review. She reported that the current owners are Ken & Sandra
91 Lehtonen, however, the sale of building will occur within the few weeks.

92
93 Ms. Helmig stated that New Covenant Bible Church is proposing to lease a small space, approximately
94 4200 square feet out of a total of a 26,000 square foot building, on the 2nd and 3rd floors from the
95 building owners, Ken & Sandra Lehtonen who were present in the audience. Ms. Helmig described the
96 layout of the building and its dimensional areas. She stated that there is technically three stories in all
97 with a split level basement.

98
99 S. Tenney noted that the building will be sold and questioned whether the new buyers have agreed to
100 the lease. Ms. Helmig stated "yes".

101
102 She stated that based on her conversations with the Building Inspector, this would require a change of
103 use and an amended site plan. She provided both documents in her application. She stated that the
104 only alteration to the space that would be needed is to add a ramp on the 3rd floor into the space that
105 will be used as their sanctuary and have the door swing out rather than in as is required for public
106 assembly

107 Chairman White questioned whether the new area they are designing was a place of assembly. Ms.
108 Helmig stated "yes" with the 3rd floor being the sanctuary and the 2nd floor would be for classroom
109 space, Sunday school, meetings, nurseries. Chairman White stated that this is not just a place of
110 assembly that she was proposing. She responded and stated it would be for Sunday morning church
111 services. Member Horsley stated that then this would be for Sunday morning worship. Ms. Helmig
112 stated "yes".

113
114 Chairman White asked S. Tenney whether the building code for the multiple different facets and
115 different spaces would be considered a place of assembly or a business use. S. Tenney stated that it
116 would be dependent upon the number of occupants and the overall square footage. Chairman White
117 stated that even though it's a mixed-use place of assembly, would it fit into the town's zoning. Vice
118 Chairman Sadowski stated that it would be considered "Downtown" zoning and downtown's place of
119 worship is allowed. The Board determined that it was a permitted use.

120
121 Member Horsley asked whether the ground floor was part of their use and then the upper floor was
122 part as well and whether this was for their intended use. Ms. Helmig asked for clarification on what Mr.
123 Horsley was calling the "ground" floor. She asked whether he was referring to the 1800 square foot
124 area off the lobby and confirmed that is considered the ground floor and added that the ground floor is
125 determined by what side of the street you were facing. S. Tenney stated that the front door is what
126 the applicant is considering the ground floor.

127
128 Chairman White stated that the Board has determined that this application meets the town's zoning
129 requirements. He asked what the applicant was proposing for parking needs. Ms. Helmig stated that

they are proposing to have 61 parking spaces in the lower back lot and will be in operation for approximately 12-15 hours per week. She confirmed that that parking total does not include the ones at the top of site. Vice Chairman Sadowski questioned whether she will provide parking for the handicap. She stated that the building already has handicapped spacing in the front of the building. She was unsure whether more will be needed. Chairman White stated that the site has adequate parking.

Fire Chief Charles Buttrick questioned whether the applicant was allocating all 61 parking spaces to the Church and what is allocated for others. Chairman White replied "correct". Fire Chief Buttrick expressed concern about the number of parking spaces allocated to the Church only and used an example of having a funeral held and having over 150 people show up and having a lack of spaces available. He also expressed concern about doors in the stairwell and where they were emptying out and the basement as egress.

Tax Collector Kathleen Valliere questioned the Board on taxes on the building and whether they will have exempt status under the religious exemption as well as whether all three floors would be used. Chairman White stated that the Planning Board has no jurisdiction over the tax issues. She stated that she understood that but wanted to make sure she fully understood the tax implications before it reaches the Board of Selectmen.

In response to a question from a gentleman in the audience about public notice, Chairman White stated that the requirement in the law is to post the public notice in two different locations 10 days prior to the public hearing and to send a notice via certified mail to direct abutters of the property. He questioned Deb whether that was done. She stated "yes".

The B

Hearing no other comments from the floor, Chairman White closed the public hearing. He called for a motion to accept the site plan as submitted.

MOTION:

S. Tenney motioned to approve the Site Plan as submitted on for the use on the highlighted area for religious use, Vice Chairman Sadowski 2nd. *VOTE: All in favor. The motion passed unanimously.*

Chairman White stated that the applicant must still go through the Building & Fire Department inspection process. Ms. Helmig understood and will contact those departments.

MINUTES:

S. Tenney motioned to approve the minutes of February 13, 2020 as written, M. Horsley 2nd. *VOTE: All in favor. The motioned passed unanimously.*

BOARD COMMENTS/DISCUSSION:

Self -Storage facility - Chairman White stated that the self-storage has opened without having a compliance hearing and or providing an as-built plan to the Board. M. Horsley stated that he actually

received a postcard that they are open. S. Tenney stated that this was a code enforcement issue and will contact them. S. Tenney stated that they would need to submit an application for a site plan public hearing.

Wally's Tree Service: Vice Chairman Sadowski stated that they are still emptying chips on the road which will impact drainage. He stated a compliance hearing is needed. S. Tenney stated that requires a call to the Department of Environmental Services.

Fieldstone Land Consultants – Barton's Ridge: Chairman White stated that Chad Branon has contacted both he and Deb about meeting with the Board to review the status of the Adams Ames project. Vice Chairman Sadowski reported that they are logging. Chairman White stated that Mr. Branon wants to meet with the Board to clarify the status of his project. He stated that he gave Mr. Branon a conditional approval to move forward pending a status hearing with the Board at their next meeting.

Hearing no other business, Chairman White called for a motion to adjourn. S. Tenney motioned to adjourn at 8:00 pm, M. Sadowski 2nd. *VOTE: All in favor. The motion passed unanimously.*

Respectfully submitted,
Debra A. Butcher

Approved by:
Greenville Planning Board



Edward White, Chairman



Michael Sadowski, Vice Chairman



Scott Tenney, BOS Ex-Officio



Miles Horsley, Member

Next Planning Board Meeting: Thursday, August 13, 2020 at 7:00 pm at SAU87, 16 Adams Street, Greenville, NH.

Public Hearing
July 9, 2020

Name	Address
Bob McCreery	8 Adams St
Kevin & Amanda Helmig	190 Babcock Rd, Merrimack
Charles Buttrick	365 Adams Hill Rd Town
ROBERT H. INMAN	Spencer, MA For 32 Mill St
Eric Mallet	129 Campbell Mill Rd Mason
Cynthia Dustin	129 Campbell Mill Rd Mason Nt
Sebastian Barthelmess	424 Temple Rd 03071
Jennifer Simon	3 Baker Ave, Greenville
Shirley Winslow	238 Adams Hill Rd, Town
Tim Washburn	66 Mason Rd Greenville
Ken & Sandra Lehtonen	177 Binney Hill, New Ipswich
Kathleen Valliere	Greenville Tax Collector