

**Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, December 17, 2020**

The Greenville Planning Board met on **Thursday, December 17, 2020 at 7:00 p.m.** The meeting was conducted in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04.

Attending via Zoom conference call: Vice Chairman Michael Sadowski, Member Miles Horsley, and BOS Ex-officio Tara Sousa.

Call to order: Vice-Chairman Sadowski called the meeting to order at 7:03 p.m.

The Board reconvened discussion of the site plan application of Country Corner Mile Realty, LLC and H-COR, LLC. David Frothingham, of Wilcox and Barton, was in attendance on behalf of the applicant. Vice-Chairman Sadowski asked if all Board members had reviewed the Town attorney's email regarding the Zoning Board's special excepting conditions. He suggested a specific date, April 1, 2020, as the deadline for compliance with the Zoning Board's requirement that cross-easements for access and parking, or a covenant requiring such before any transfer of the property, be recorded with the Registry of Deeds. Mrs. Sousa advocated for compliance with the ZBA condition to be tied to the issuance of a building permit. Mr. Frothingham expressed that meeting said condition before a building permit could be issued was acceptable to the applicant.

Motion by T. Sousa, 2nd by M. Horsley, to approve the site plan application (of Country Corner Mile Realty, LLC and H-COR, LLC) for the relocation and enlargement of the fuel dispensing station with the following condition: That the applicant records cross-easements for parking and access for all three lots, or to record a covenant which prohibits the sale of any of the three lots prior to such easements being recorded, before a building permit will be issued.

Motion carried by roll-call vote. M. Sadowski, yes; M. Horsley, yes; T. Sousa, yes.

The Board conducted a work session to continue work on revision of ordinances. The Board reviewed and discussed the Town Attorney's advice regarding the definition of a nuisance, and the "common man" standard generally applied. Mrs. Sousa expressed concerns about definitions of terms and continuity of those terms within the ordinance, and the potential unintended consequence of proposed changes to the allowed residential uses in the Downtown District. Through discussion, including the need for additional legal advice and review of all changes before presentation for the 2021 warrant, the Board was in agreement to limit the proposed changes for the 2021 warrant to a revision of the outdoor advertising section of the ordinance. Vice-Chairman Sadowski agreed to incorporate discussed revisions and forward them to Attorney Bedard for review. The Board set an additional work session for Thursday, December 31, 2020 at 5:00 p.m.

Motion by T. Sousa, 2nd by M. Horsely, to adjourn at 8:41 p.m.

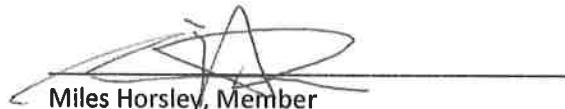
Motion carried by roll-call vote. M. Sadowski, yes; M. Horsely, yes; T. Sousa, yes.

Respectfully submitted,
Tara Sousa, BOS Ex-officio

Approved by:
Greenville Planning Board

A handwritten signature in black ink, appearing to read 'MS', written over a horizontal line.

Michael Sadowski, Vice Chairman

A handwritten signature in black ink, appearing to read 'MH', written over a horizontal line.

Miles Horsley, Member

A handwritten signature in black ink, appearing to read 'Tara Sousa', written over a horizontal line.

Tara Sousa, BOS Ex-officio