

1 **Town of Greenville, New Hampshire**
2 **Planning Board**
3 **Minutes**
4 **Thursday, January 19, 2021**

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6 The Greenville Planning Board met on **Thursday, January 19, 2021 at 7:00 pm in the SAU 87, 16 School Street,**
7 **Upper Entrance, Greenville, New Hampshire.**

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9 *Board members in attendance were Chairman Michael Sadowski, Member Miles Horsley & BOS Ex-Officio Tara*
10 *Sousa present. Staff in attendance: Deb Butcher.*

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12 **CALL TO ORDER:**

13 Chairman Sadowski called the meeting to order at 7:00 pm and introduced members of the Board. He
14 announced that the Planning Board would be conducting a public hearing on Outdoor Advertising and the notice
15 was published in the Monadnock Ledger on January 7, 2021. He stated that any approved changes will go to
16 town meeting to be voted by residents.

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18 **BUSINESS:**

19 **Chairman Sadowski read the public hearing notice into the record:**

20 Present: See sign in sheet of public attendees.

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22 **Public Hearing Notice – Outdoor Advertising**

23 Notice is hereby given that in accordance with NH RSA Section 675.7 that a public hearing will be conducted to
24 consider a proposed amendment to Section 4.5: Outdoor Advertising in the downtown, agricultural,
25 industrial/commercial and commercial districts and shall be permitted only if in conformance with the Town of
26 Greenville, New Hampshire's Zoning Ordinance and signs within the residential district are not permitted except
27 in accordance with Paragraph "P" of this ordinance.

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29 Chairman Sadowski directed the audience to the table where copies of the existing ordinance and the proposed
30 ordinance are available for distribution. He asked if the public has had a chance to read the proposed changes
31 and the audience stated they did.

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33 Chairman Sadowski stated that the Board is actively addressing our current town ordinances. He stated the last
34 update was done in 2007. He said the reason for choosing outdoor advertising due to businesses wanting to
35 establish themselves in town without the need for a Variance from the Zoning Board of Adjustment. He stated
36 that the Board wished to establish clarity in their zoning ordinance. He said the Board is preparing to expand
37 upon Section 4.5. He provided historical incidents that have occurred within the town with issues with square
38 footage. He used examples such as Dollar General where their sign needed ZBA variances to be compliant with
39 the ordinance. He stated that it is his goal to limit the number of other examples of applications needing to go
40 to ZBA.

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42 Chairman Sadowski proceeded to review the current ordinance and what changes the Board is proposing in the
43 town districts. He questioned whether members of the public had any specific questions/concerns with the
44 proposed language.

Resident Shirley Winslow, 238 Adams Hill asked for clarification on Paragraph P on the ordinance.

Resident Debbie Walsh, 16 Dunster Avenue, felt that this was an improvement over what currently exists. She questioned whether a public hearing would be held when an application is filed. Chairman Sadowski stated "yes" – the Board would require a full hearing with submittals on the proposed sign filed with the Board and would be subject to Planning Board approval.

Ms. Walsh stated that her concern was about compliance. She asked who is required to monitor the compliance of the sign once it's installed. Chairman Sadowski stated that it would be under the Building Inspector/Code Enforcement Officer to ensure the sign is in conformance with local ordinances under the Board of Selectmen's office. He stated that if the public had any complaints it should be directed to the Board of Selectmen's office at town hall. Member Sousa added that the applicant must file for a building permit prior to issuance of a permit for the sign.

Ms. Walsh stated that she lives in the downtown area and companies leave their signs on 24/7 and it's annoying because they are shining into her bedroom. She stated it's unreasonable to have the lights on while the business is closed. Chairman Sadowski directed those concerns to the Building Inspector and Board of Selectmen if she had a lighting complaint. Chairman Sadowski stated that the purpose of the hearing is to move forward to establish clarity. Ms. Walsh agreed that this would be a great improvement.

Discussion followed regarding security lighting. Chairman Sadowski stated that it would be different than business lighting. Residents had issues with flashing lights. Chairman Sadowski stated that illuminating their sign is different than outdoor advertising. Ms. Walsh stated that security lights are becoming more prevalent in all areas of town. She is concerned about light pollution.

Discussion proceeded concerning when a business closes down and a new business opens up without the need for a variance. Chairman Sadowski stated that if it complies with the current footprint of the existing sign, no variance would be needed, however, if it is altered, they would need to comply with the current ordinance.

Resident Pedro Sousa, 83 Mill Street had a question on Article F for two entrances on public roads for permitted signs. He thought the ordinance wasn't clear for this portion. Chairman Sadowski stated that if the Board receives a site plan and that company puts up two signs on one lot with two different entrances, one sign can be in accordance with Section B and the second sign would have to be in accordance with Section F. He said one can have a larger sign. Member Horsley referenced the section on neon lights and that no outside lights shall be neon. He read section on non-business signs and asked if a resident wanted a sign with high technical materials that's not illuminated and is highly reflective – he questioned whether the Board should add that. Chairman Sadowski stated that the applicant would need to present that to the Board for approval first.

Hearing no other comments/concerns or changes, Chairman Sadowski closed the public hearing. He stated that the public will have the opportunity to vote to adopt this on March 9, 2021 at the polls.

Member Horsley motioned to approve the amendments and place it on the town ballot, Member Sousa 2nd. The motion carried unanimously.

The meeting adjourned at 7:40 pm.

Respectfully Submitted,
Debra A. Butcher

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Approved by:
GREENVILLE PLANNING BOARD



Michael Sadowski, Vice Chairman



Miles Horsley, Member



Tara Sousa, BOS Ex-Officio

TOWN OF GREENVILLE, NEW HAMPSHIRE

Planning Board

Date: January 19, 2021
Project Name: Public Hearing Notice – Outdoor Advertising
Address: N/A

Public Hearing Sign-In Sheet

Name:

Address:

<i>Timothy Adawski</i>	<i>55 Livingston Rd</i>
<i>Pedro Sousa</i>	<i>83 Mill St.</i>
<i>Shirley Winslow</i>	<i>238 Adams Hill</i>
<i>Debbie Walsh</i>	<i>16 Dunster Ave</i>