

1                                   **Town of Greenville, New Hampshire**  
2   **Planning Board**  
3   **Minutes**  
4                                   **Thursday, April 8, 2021**

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6   The Greenville Planning Board met on **April 8, 2021 at the Town Hall Meeting Room, Chamberlin**  
7   **Street, Greenville, NH at 7:00 pm.**

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9   *In attendance were Chairman Michael Sadowski, Member Miles Horsley & BOS Ex-Officio Tara Sousa.*

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11   **CALL TO ORDER:**

12   Chairman Sadowski called the meeting to order at 7:00 pm. He introduced members of the Planning  
13   Board to the public in attendance and reviewed the agenda items. In addition to the public hearing for  
14   Mr. Meedzan, he stated that the Board will hear a conceptual discussion from Mr. Tom Hawkins who  
15   will discuss a pre-site plan for developing the existing property located at 1 Dunster Avenue; the Board  
16   will review the Planning Board minutes of March 11, 2021; and will discuss our current zoning  
17   ordinances plus any other business that may come before the Board.

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19   **BUSINESS:**

20   **Public Hearing – Kyle Meedzan, 279 Adams Hill Road, Assessor's Map 3-31-B**

21   Present: Michael Ploof, Land Surveyor from Fieldstone Land Consultants; many residents & interested  
22   parties - see Sign-in Sheet dated April 8, 2021

23  
24   Chairman Sadowski stated that tonight's agenda consisted of a completeness review of the application  
25   and a public hearing if the application is accepted as complete and that was a continuance from our  
26   March 11, 2021 meeting.

27  
28   Chairman Sadowski introduced Michael Ploof from Fieldstone Land Consultants who represents the  
29   applicant and property owner. He stated that he requested that Mr. Ploof attend tonight's meeting to  
30   provide an update on the status of the application.

31  
32   Mr. Ploof thanked the Board for allowing him to speak and provide a status update. He stated that he  
33   represents property owner Mr. Kyle Meedzan at 279 Adams Hill Road, Assessor's Map 3-31-B. Mr.  
34   Ploof stated the property contains approximately 93 acres and that Mr. Meedzan would like to  
35   subdivide his lot into two lots. He stated the configuration of the lot is an odd shape. Based on his  
36   client's request, he stated that he is present to request another continuation of the public hearing as  
37   well as what has transpired to date.

38  
39   Mr. Ploof provided a chronological timeline for the Board. He stated that the initial meeting with the  
40   Planning Board was a conceptual consultation held in December 2020. He stated that at that time, this  
41   configuration was reviewed by the Board and the Board recommended that his client submit a formal

subdivision application move forward with his plans to subdivide. He again stated that the property is odd shaped consisting of frontage to the south, however, the lot wraps around with another stretch of frontage at the top. He stated that the entrance to the lot has been in existence for a very long time and historically used as pastures.

He stated that after they met at the preliminary discussion, an application was submitted for the Planning Board's meeting on February 11, 2021. He stated abutters were notified, however, there was an error in the abutter notice sent out stating that the hearing was a site plan application and not a subdivision application. The application has omitted a direct abutter's name for notification. The applicant's representative went to Town Hall and worked with personnel and the list was corrected and abutters were re-notified and the hearing was scheduled for March 11, 2021. He noted that abutters were effectively notified twice for this subdivision plan.

During this time, he said his client had a conversation with an abutter about the possibility of obtaining a variance for reduced frontage in order to have a cleaner lot. Mr. Ploof stated that his client was involved in negotiations with an abutter who came forward to possibly add more frontage to exhaust all avenues. Mr. Ploof and his client proceeded to try to obtain a zoning variance and, subsequently, completed a Zoning Board of Adjustment application and scheduled for their March 4, 2021 meeting.

Mr. Ploof stated that the Zoning Board of Adjustment denied his client's application and cited that they did not want to set a precedent with a 20' frontage lot. He stated that after the denial, his client was forced to go back to the original design. Mr. Ploof reported that there have been discussions outside the meeting with a notified abutter that may make the application cleaner, however, it may not happen. He stated that his client feels he owes it to the Board to pursue his application and go forward with his plan as originally designed.

As a result of all this, Mr. Ploof requested a continuance to the Planning Board's meeting on May 13, 2021 and felt it was not unreasonable to grant the continuance in an effort to be transparent to the applicant, residents and the town. He stated that at this time, he would be happy to answer any questions from both the Board and the public.

Chairman Sadowski agreed that there has been a lot of interest in this project both with the Planning Board and the Zoning Board as well as the public. He stated that he requested that Mr. Ploof attend tonight's hearing to answer any questions and concerns the residents had and to explain why his client wanted it to be continued and with an effort to ease the anxiety some of the abutters may have.

Discussion occurred regarding the plan as presented. In answer to a question from resident Pedro Sousa, Mr. Ploof presented the plan in "extreme colors" showing how the lot stands today. He said that Mr. Meedzan has obtained a building permit to build his own house but he also wanted to maintain as much land as possible with his lot. He stated that another lot will be purchased and a house will be built – he said that is all that is planned for this site. He stated that the zoning ordinance requires 200 feet of frontage and two acres and only 20 feet available so in order to make up the land required, he would need an area for frontage to fulfill the setback.

86 Discussion also followed regarding required frontage. Mr. Ploof agreed that the proposed plan does  
87 meet the regulations. Mr. Sousa thanked Mr. Ploof for his clarification.  
88

89 BOS Ex-Officio stated that she will reserve her questions until the Board sees a final plan as presented  
90 or possibly a different plan. Hearing no other comments, Chairman Sadowski called for a motion to  
91 continue the public hearing. .  
92

93 **MOTION:** BOS Ex-Officio Tara Sousa

94 *To continue the Meedzan completeness review and public hearing to May 13, 2021 at 7:00 pm.*

95 **SECOND:** Member Miles Horsley

96 **VOTE:** 3-0. *Motion carried unanimously.*  
97

98 Chairman Sadowski thanked Mr. Ploof for attending and addressing the concerns regarding a  
99 continuation. Chairman Sadowski requested that Mr. Ploof complete a newly created subdivision  
100 application voted on by the Planning Board. He stated that the new application requires information  
101 on lien holders and other town information important to the Planning Board in their approval.  
102

103 **OTHER BUSINESS:**

104 **Conceptual Discussion:**

105 Presenter: Mr. Tom Hawkins, Dunster & Main LLC

106 Pre-Site Plan application – 1 Dunster Avenue  
107

108 Mr. Hawkins stated that he wasn't sure how the formal process should be done with the Planning  
109 Board and was here tonight to gain insight into what is required for a public hearing.  
110

111 Mr. Hawkins provided some history and stated that he purchased the commercial property at the old  
112 depot in order to open his company called Northroad Wood Signs & Sign Graphics which specializes in  
113 the design and production of carved wood and dimensional signs. He stated that the current use of the  
114 property is for a restaurant and they would like to undo that. He presented plans that would restore  
115 the station by removing a portion of the structure on the east side. He stated that there have been  
116 several vestibules added onto the building. He reported that he has met with the Zoning Board of  
117 Adjustment in early March and received approval for a special exception to conduct light industry at  
118 this property in the Downtown District.  
119

120 Mr. Hawkins stated that he currently has a retainer with Fieldstone Land Consultants to complete a  
121 survey for a certified plot plan and a site plan design. He stated that he hoped by meeting with the  
122 Board on a conceptual basis, the Board could direct him in the right direction to meet Greenville's  
123 requirements.  
124

125 Chairman Sadowski questioned whether that Mr. Hawkins is proposing to replace a current business  
126 with a new business. Mr. Hawkins stated "yes". Chairman Sadowski stated that the town has  
127 requirements concerning exterior renovations, i.e. signs. He stated that he will also need to go  
128 through the Building Inspector in terms of zoning and setbacks. Chairman Sadowski stated that he has  
129 seen the plans as he attended the ZBA hearing in early March

Mr. Hawkins noted that it is their plan to take away approximately 2000 square feet and then add on 2000 square feet. He said he wasn't sure what the Board wanted to see in terms of a site plan. Chairman Sadowski questioned whether they were planning on changing the building shape. Mr. Hawkins replied that he is cutting off a portion of it.

Chairman Sadowski stated that there are site plan applications on the town's website and recommended that Mr. Hawkins complete the application in its entirety and submit it to the Selectmen's office who will notify the Planning Board's administrative assistant. He stated that the formal process requires notification of all direct abutters for a public hearing.

BOS Ex-Officio Tara Sousa stated that the property is a commercial property and a site plan would be required. She recommended waiting for his engineer to develop that plan. She stated that there are times when waivers need to be granted as it may be considered a change in use.

Chairman Sadowski concluded the discussion by directing him to submit an application to the Planning Board for a future date.

Minutes:

The Board tabled the minutes of March 11, 2021 until the May 13, 2021 meeting.

Zoning Ordinances:

The Board discussed changes to the ordinances in preparation of town meeting next year. BOS Ex-Officio Tara Sousa stated of interest to her would be to work on definitions as that topic is often directed to the Selectmen's office. She sees that as a priority. Also important will be to discuss a comprehensive approach to the ordinances and it's intended meanings. Chairman Sadowski suggested conducting a working session dedicated to the ordinances.

Resident Pedro Sousa stated that discussion in the downtown district would be a good idea as well as discussing the definition of change of use in all districts.

Greenville Recycling:

Chairman Sadowski stated that the final paving is in process and the town is holding a bond.

BOS Ex-Officio Tara Sousa motioned to adjourn at 8:07 pm, Miles Horsley 2<sup>nd</sup>. *VOTE: All in favor. Motion carried unanimously.*

Respectfully Submitted,  
Debra A. Butcher

APPROVED BY:  
*Greenville Planning Board*

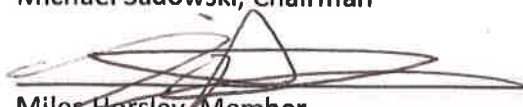
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175 Michael Sadowski, Chairman

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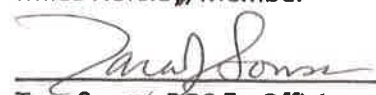
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178 Miles Horsley, Member

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181 Tara Sousa, BOS Ex-Officio

# TOWN OF GREENVILLE, NEW HAMPSHIRE

## PLANNING BOARD

Date: April 8, 2011

Project: Kyle Meedzan, 279 Adams Hill Road, Greenville, NH  
Assessor's Tax Map 3, Lot 31-B

### Public Hearing Sign-In Sheet

Name:

Address:

SCOTT BUTCHER	LYNDEBOROUGH, NH
Charles Buttrick	365 Adams Hill Rd Greenville
TOM HAWKINS	203 Old Revolutionary Rd. Temple
Pedro Sousa	83 Mill St. Greenville
MIKE PLOOF	FIFESSONE
Marshall A Buttrick	240 Adams Hill Rd. Greenville
Shirley Winslow	238 Adams Hill Rd "
Barb Eaton	5 High St. Greenville NH