

Town of Greenville
Planning Board

Minutes – June 10, 2021

Call to order at 7:00 p.m. Present: Chairman Michael Sadowski, Member Miles Horsley, and BOS Ex-officio Tara Sousa.

Chairman Sadowski read the notice for the completeness review for the site plan application by Dunster & Main, LLC. Thomas Hawkins and his authorized representative Chris Guida (Fieldstone Land Consultants) were present.

The Board began the completeness review of the application. Mrs. Sousa noted that the use is allowed by the special exception granted by the Zoning Board, and Chairman Sadowski confirmed that was granted March 4, 2021. Utilizing the checklist, the Board reviewed all items for applicability and inclusion in the submission. Chairman Sadowski inquired if any comments had been received from emergency services. Mrs. Sousa confirmed that she had been contacted by the Police Chief, who had no concerns, and reminded that the Fire Chief had shared his comments at the conceptual hearing the previous month. Chairman Sadowski asked the applicant about easements on the property. Mr. Guida directed the Board's attention to the pre-existing access and parking easement noted on the plan as well as a drainage easement. Chairman Sadowski asked about paving and landscaping. Mr. Hawkins confirmed that there were no formal landscape plans and that there was no intention to pave the existing gravel parking area. Chairman Sadowski inquired about lighting, and Mr. Hawkins replied that the only lighting would be on the building. The recent revision of the outdoor advertising section of the Zoning Ordinance as it applies to lighting was discussed. Two needed corrections of misspelled names on the plat were identified. Regarding stormwater management, Mr. Hawkins noted an existing perimeter drain which may be continued around the new structure, and confirmed that the existing impervious ground cover will be roughly the same as the renovated structure with no new paving planned. Regarding a full-size copy of the plat, Mr. Guida confirmed he could provide one, and Mrs. Sousa thought there was one submitted which was upstairs (in the Selectmen's Office). Mr. Horsley asked for clarification about the Zoning Hearings already conducted, and Mr. Sadowski explained that the special exception for light industry was granted in March and that there was a separate variance application for the building height.

Motion by Mrs. Sousa, 2nd by Mr. Horsley, to accept the application (of Dunster & Main, LLC) as complete and to move on to the public hearing for site plan review.

Motion carried with 3 in favor, none opposed.

Chairman Sadowski read the notice for public hearing for the site plan review of Dunster & Main, LLC. Mr. Hawkins, owner and applicant, was invited to present his site plan. Mr. Hawkins discussed the origins of his sign fabrication business, and that the current location at his home in Temple is under Temple's home occupation ordinance, and that they are "pushing up against" the allowable size under that ordinance. He explained his interest in the historic depot property, explaining that much of the existing structure is still there. He showed the areas on the plan in yellow reflected areas that would be

demolished, and that phase two would be the new addition reflected on the plan in blue. He noted an existing issue with water in the basement which will be investigated when the demolition occurs. Chairman Sadowski confirmed that the existing drainage easement would be used for any additional drainage work needed. Mr. Hawkins discussed the layout of the building including a wood shop in the front, a graphics lab behind that in the area of the current kitchen, and a second floor only above that area. He noted that he had been granted by the ZBA the variances needed for the lot line setback and for the tower height at roughly 43 feet. Mr. Sadowski noted a clock in the design, and Mr. Hawkins relayed that the ZBA had conditioned their approval on him returning to that Board if and when a clock is installed. Mr. Horsley questioned why he would need to the ZBA, questioning if the clock would be considered advertising. Mr. Hawkins explained the comments of an abutter as they would relate to sound or illumination, and that he did not object to returning to the ZBA if a clock were going to be installed. Mr. Sadowski asked about the hours of operation and number of employees. Mr. Hawkins answered that he has 2 employees and hopes to add 1 or 2 more. He explained that they are not a retail operation, discussing that his business is primarily with senior living facilities and the like, creating the entire package of signs needed then going to install them. He stated their hours of operation are generally 8 to 5, with the occasional weekend day or later weeknight. Mr. Sadowski asked about the disposal of sawdust. Mr. Hawkins explained that he has collection system and he did not anticipate composting it on the property like he had been doing in Temple, but had not yet considered how to dispose of it. Mr. Sadowski asked the anticipated start and end date. Mr. Hawkins answered that the excavator had been arranged for July, starting with the demolition and then digging for the foundation, and hoping that the price of lumber comes down. He answered that the exterior would be wood clapboard or "hardi-board". Regarding lighting, Mr. Hawkins indicated that there would be security lighting and lighting under the platform. Mr. Horsley asked if there would be a dumpster onsite, and Mr. Hawkins answered that there would be small dumpster in the back. When asked about the demolition and securing of the building, he noted that the original exterior exists inside the lounge and that one of the first areas to be demolished is the front vestibule.

Hearing no other questions from Board members, Chairman Sadowski asked for public comment from abutters in support of the proposal. Michalene Kosinski, of Dunster Avenue, LLC, identified herself as the abutter that shares the property line where the addition is to be built, and stated that she is fully in support of the proposal, expressing that it is good for Greenville and the downtown area. Mrs. Sousa noted that she had provided the Board members with a letter filed by Ms. Kosinski. She declined to have it read into the record but stated it could be kept on file.

Mr. Guida expressed that all the existing infrastructure is remaining the same, but with a vastly improved building. He noted there are no wetlands.

Chairman Sadowski summarized that the one abutter present was in favor of the proposal, and that the applicant had articulated his interest is running a respectable business in an aesthetically pleasing building. He announced the closure of the public hearing. He expressed his love for the Town and his belief that this is a positive thing for the Town. Mrs. Sousa reported that there were no abutters who opposed the variance applications at the ZBA hearing, and that those in attendance echoed the same positive excitement about the project. She relayed the Zoning Board's conditions were 1. That the areas shown in yellow in indicated for removal be removed as a condition of receiving the variance for the

addition, either before or concurrent with the construction; 2. Regarding the tower variance, that the applicant return to the Board before any clock were to be installed, for consideration of any conditions on illumination or sound; and 3. That a revised floorplan reflecting the location and dimensions of the proposed tower be submitted, which she reported Mr. Hawkins had already turned in. Mr. Horsley expressed his feeling that it will be a great looking building that may improve upon the appearance of the original historic depot. Mrs. Sousa relayed a final condition, which restricted occupation of or storage in the tower to the area below 35 feet. Mr. Sadowski asked if there was any discussion of a light in the tower, such as an electric candle, and Mrs. Sousa said there had not been, only the discussion of a future clock. Mr. Hawkins provided the drawing he had submitted at the ZBA hearing which showed an 8'X8'X8' pyramid extending above the 35 foot maximum height.

Mr. Sadowski expressed confidence that Mrs. Sousa accurately reported the conditions imposed by the Zoning Board, but did want something official for the Planning Board file. Mrs. Sousa stated that a Notice of Decision would be issued, and expressed that the conditions need not be restated by the Planning Board, as the Building Inspector will enforce the Zoning Board's conditions.

Motion by Mr. Horsley, 2nd by Mrs. Sousa, to accept and approve the site plan as presented.

Motion carried with 3 in favor, none opposed.

Mr. Hawkins inquired about the appeal period for both the Planning Board and Zoning Board decisions. Chairman Sadowski explained that that would be the applicant's appeal period. Mrs. Sousa explained that an abutter could appeal if aggrieved by the decision, for example if not properly noticed. Mr. Guida expressed that the chance was slim, as new information would need to be presented to challenge the decision. Mrs. Sousa discussed the need for a demo permit and building permits, referring Mr. Hawkins to the new Building Inspector Denise Madden. Chairman Sadowski reviewed the applicable statute referencing the 30 day clock beginning on the date of decision. Mr. Hawkins had questions regarding what needed to be recorded now that the variances were granted, which was discussed but the recording requirements, if any, were unknown to the Board. Mr. Hawkins expressed his satisfaction with the entire process, and that no unreasonable hurdles were required. He thanked the Board and departed. Mr. Hawkins asked if there is a historic district, and the Board answered that there is not. Mrs. Sousa noted that RSA 79-e was adopted at Town Meeting this year. She discussed general requirements and benefits of the program, and recommended Mr. Hawkins contact her later in the month, as the application was currently in development.

Motion by Mrs. Sousa, 2nd by Mr. Horsley, to accept the minutes of April 8, 2021 as presented.

Motion carried with 3 in favor, none opposed.

Chairman Sadowski asked if he needed to draft a notice of decision. Mrs. Sousa discussed that she had received a request for one regarding the Country Mile Site Plan approval, but that traditionally, this Board had let its minutes serve as documentation of their decisions. Chairman Sadowski stated that he will write a notice and send to Mrs. Sousa to send out.

Motion by Chairman Sadowski, 2nd by Mrs. Sousa, to accept the minutes of May 13, 2021 as presented.

Motion carried with 3 in favor, none opposed.

Chairman Sadowski discussed record keeping, to include copies of minutes of all meetings where a particular business was discussed being kept in that business's folder, in order to make things easier to find when reviewing later. Signing of the accepted site plan for Dunster & Main LLC was discussed.

Mrs. Sousa reported that the Selectmen had signed appointments to the Planning Board the previous day for Jason & Kathryn Seymour.

Motion by Chairman Sadowski, 2nd by Mrs. Sousa, to appoint Miles Horsley as Vice-Chair.
Motion carried with 3 in favor, none opposed.

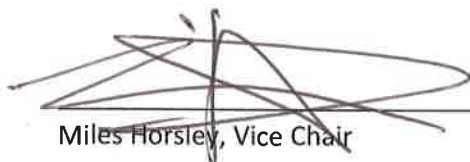
The Board agreed to table discussion of ordinances. Mrs. Sousa relayed that Atty. Bedard had suggested the Board might want to consider a zoning revision that would allow for decorative structures such as cupolas to exceed the maximum height restriction.

Motion by Mrs. Sousa, 2nd by Mr. Horsley, to adjourn at 8:36 p.m.
Motion carried with 3 in favor, none opposed.

Respectfully submitted,
Tara Sousa, BOS Ex-officio

Approved by:
Greenville Planning Board



Michael Sadowski, Chairman

Miles Horsley, Vice Chair

Tara Sousa, BOS Ex-officio