

Town of Greenville  
Planning Board

**Minutes – August 12, 2021**

Call to order at 7:00 p.m. Present: Chairman Michael Sadowski, Members Miles Horsley, and BOS Ex-officio Tara Sousa. Jason Seymour and Kathryn Seymour attended via conference call.

**Meet with Dan Hynes – Conceptual Discussion Regarding 8 Dunster Ave**

Chairman Sadowski invited Dan Hynes to discuss his intentions for 8 Dunster Ave, the former antiques mall, and noted the Site Plan Review Checklist Mr. Hynes had submitted in advance of the meeting. Mr. Hynes stated that the building is currently multi-unit mixed use, noting the location of the existing hair salon, and stating that he has no intentions to change that area. He described the remaining 1<sup>st</sup> floor area as the antique area, which he believed to be general commercial, and expressed his desire to convert that portion to a private social club. He described the second floor as having 2 areas, one finished and one unfinished, expressing his belief that they were both classified as residential use. He stated his interest is creating a bed and breakfast on the second floor, noting the term “tourist home” in the Town’s zoning. He stated he is flexible with the number of rooms, perhaps two to four, and discussed his belief that 6 rooms would trigger the need for a sprinkler system. He noted that he was awaiting an answer from the Fire Department about the general need for a sprinkler system.

Mr. Hynes discussed the exterior changes being limited to the addition of parking spaces, showing the proposed plan as having a total of 29 spaces. He questioned if the parking requirement would be under “general”, as he had not seen any requirement specific to social clubs. Chairman Sadowski questioned “What is a social club?” Mr. Hynes explained that it would be a club for members, and that he had interest from a couple groups in leasing the space for that purpose. Chairman Sadowski referenced the zoning ordinance as defining a club as “not for pecuniary gain”, and feeling that the for-profit leasing of the space would not meet the zoning definition. Mr. Hynes acknowledged that he had looked at the federal definition of a club, and would relook at the local ordinance definition. Chairman Sadowski asked the anticipated capacity of the building. Mr. Hynes answered well under 100, and perhaps a maximum of 50, which he used to make an alternate calculation for parking requirements following restaurant guidelines. Chairman Sadowski noted the 17,000+ sq feet of the building would require 59 parking spaces. Mr. Hynes explained his understanding that some portions of the building would not be included in the square footage calculation, such as employee spaces. Chairman Sadowski stated that the proposed use would be “other”.

Mr. Sadowski reviewed a number of items that Mr. Hynes had noted on the checklist as n/a, such as easements, and indicated that they would be required on the plat. Mr. Hynes explained that he was working with Meridian Land Consulting, and they had questioned if the original site plan would be suitable, given that no exterior changes to the building are proposed. Chairman Sadowski stated that the easements would need to be reflected on the plat. The need to reflect drainage elements on the plat and to consider the impact of any new pavement was also discussed. Chairman Sadowski inquired about the salon area remaining a salon, and stated the requirement for 1 parking space per 300 ft of floor space, and spaces need to be 10x20. Mr. Hynes asked if existing spaces which do not meet the 10X20

requirement would be grandfathered if left untouched, and Chairman Sadowski answered they would not be, due to the change of use. Mr. Hynes asked if it is agreed that the 1 space per 300 sq ft was the applicable regulation and Chairman Sadowski agreed, expressing that he did not see where 59 spaces could be achieved on the property. Mr. Hynes discussed his feeling that areas that have alternative requirements for parking, such as the tourist home portion, should be deducted from the total square footage calculated under the general requirement. Chairman Sadowski referenced the retail salon space and other business, which he asked for clarification on the type of club. Mr. Hynes indicated it would be social political club, anticipating a pool table, game nights, etc. He noted his belief that the basement area was incorporated in the total square footage of the building, and that the main floor area is somewhere between 6,000 and 9,000, and that the 29 parking spaces is enough for that area. Chairman Sadowski indicated that there was "a lot of homework" to do, expressing that the Board would be going by the ordinances as written. He questioned if Mr. Hynes if he or Meridian would be presenting at the public hearing, and discussed the process and details the Board would be looking for. Chairman Sadowski concurred with Mr. Hynes determination that wetlands are n/a, as he did not believe there were wetlands on the property, but indicated that the topography would be required. It was also agreed that a soil profile and new road engineering would not be required. Regarding notification of Town departments, Mr. Hynes inquired if there were specific people to be contacted. Chairman Sadowski stated Fire, Police, Sewer & Water, and Conservation need to be contacted. Mrs. Sousa noted that those departments will have access to the formal application and related materials when it is submitted. Mr. Hynes relayed Meridian's question if a drainage narrative would be sufficient rather than a study, and Chairman Sadowski answered that it would not be if new pavement was being added.

Mrs. Sousa inquired how tourist home is defined in the Town's zoning, believing that that would not be treated as "residential" space for calculation of parking needs. Chairman Sadowski read the definition, noting the prohibition on cooking facilities, as cooking facilities make it an apartment. Mr. Hynes questioned if one cooking facility would be allowed. The existing residential unit in the property and the placement of a kitchen for the proprietor's use versus guest use was discussed, along with the concept that the permanent residence space would be treated under the residential requirements and the rooms for hire would be commercial. Mrs. Sousa believed that rooming houses are prohibited by zoning.

Mr. Horsley inquired if Mr. Hynes was a member of the club that was the proposed lessee. Mr. Hynes answered that he had been in talks with 2 potential tenants, and that the one with the most interest was a social political active group that did not intend to sell food or beverages, using the space primarily for gathering space for their members. He indicated he would get more details regarding that. Mrs. Sousa commented on the unusual nature of this change of use, and that grey areas in the zoning may exist given the multi-use. Chairman Sadowski suggested that the Board may want the Town Attorney present for this, and Mrs. Sousa concurred that Attorney Bedard should review the application when received to guide the Board. Mr. Horsley inquired about the potential membership of the proposed club, and Mr. Hynes answered that it's membership would be individuals aligned with the group's political advocacy efforts. Mr. Horsley supposed that that would indicate an adult-focused use rather than family-focused.

Chairman Sadowski noted the recent changes to the advertising ordinance, and encouraged Mr. Hynes to review that document. Mrs. Sousa that the allowable size had not been reduced, and may have increased.

The issue of pecuniary gain if the property were leased to a non-profit was discussed. Chairman Sadowski believed that a for-profit lease would not allow it to be considered a private club. Mrs. Sousa disagreed, expressing that the non-profit does not necessarily need to be the owner of the building to still qualify for that status. Mr. Horsley read the definition of a club in the Zoning Ordinance. Mrs. Sousa reiterated that their lessee would be the occupant, but agreed that clarity from Town Counsel would be important on this issue. The IRS regulations regarding social clubs was discussed, and that a club must derive its earnings from members.

Mrs. Sousa provided Mr. Hynes details about submitting the completed application in order to meet the deadline for the meeting following said submission.

#### **Ordinances**

Chairman Sadowski recommended tabling the discussion on ordinances, but did distribute 5 proposed definitions he had drafted for future consideration. There was brief discussion of frontage versus lot frontage.

#### **Minutes**

Chairman Sadowski suggested delaying approval of the minutes until all members were physically present. Mrs. Sousa and Mr. Horsley felt the June minutes could be approved, as only the 3 physically present had been present for that meeting. Mrs. Sousa noted the only change to the previous draft was the correction of the signature area.

**Motion by Mrs. Sousa, 2<sup>nd</sup> by Mr. Horsley, to accept the minutes of June 10, 2021 as presented.**

**Motion carried with 5 in favor, none opposed.**

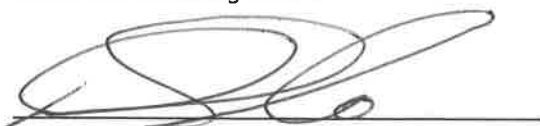
The minutes of July 8, 2021 were tabled to allow all members to review. Chairman Sadowski noted that the Country Mile's required easements were recorded. Mrs. Sousa discussed the efforts of the Building Inspector regarding permitting and inspection of the site.

**Motion by Mr. Horsley, 2<sup>nd</sup> by Mrs. Seymour, to adjourn at 7:44 p.m.**

**Motion carried with 5 in favor, none opposed.**

Respectfully submitted,  
Tara Sousa, BOS Ex-officio

Approved by:  
*Greenville Planning Board*

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

Michael Sadowski, Chairman



Miles Horsley, Vice Chairman

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Jason Seymour

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Kathryn Seymour



Tara Sousa, BOS Ex-officio