

Town of Greenville
Planning Board

Minutes – December 9, 2021

Call to order at 7:00 p.m. in the Town Hall Meeting Room, 46 Main Street, Greenville, NH. Present: Chairman Michael Sadowski, Member Miles Horsley, and BOS Ex-officio Tara Sousa.

Old Business:

Chairman Sadowski reported that Building Inspector Denise Madden had done a site visit at Greenville Recycling, and sent an email to him recommending that no boards issue any approvals related to that site until her write-up of the identified issues is complete. Mrs. Sousa noted that she had been copied on the email Ms. Madden sent to Chad Brannon with bullet points from her inspection. Mr. Sadowski recounted the items he had requested she look at, including the height of piles, use of the access road, etc. Mr. Sadowski inquired if Ms. Madden had addressed the sign placement, and Mrs. Sousa indicated that Ms. Madden had addressed the apparent non-compliance of the sign. The potential that the property where the current sign is sited is not owned by Greenville Recycling was discussed. Mr. Horsley asked if the Board would see the resolution of these matters, and Mr. Sadowski indicated that he would share whatever he received. He noted that a response was due to Mrs. Bradley. Mrs. Sousa discussed that the Planning Board had originally expected a written response would be received from Chad Brannon, but with Ms. Madden's inspection, she anticipated Mrs. Bradley would be able to be copied on, or be able to request as a public document, any of the Code Enforcement Officers communications regarding site plan adherence. Mr. Horsley questioned why Ms. Madden was meeting with Mr. Brannon, and it was explained that Greenville Recycling is Mr. Brannon's client. Ms. Madden's expertise in reading site plans and understanding drainage was discussed. Mrs. Sousa noted that there is also a DES issue which Ms. Madden is supposed to be copied on going forward.

Chairman Sadowski noted that the light poles were erected at the Country Mile, and expressed that they were short and in keeping with the feedback the Board had provided.

Ordinances:

Chairman Sadowski shared the feedback from Atty. Bedard regarding the ADU proposal. He discussed the response to Mr. Horsley's question regarding an exterior door, in that Atty. Bedard indicated that though the Board might be able to prohibit exterior access, it would "likely run afoul of the life-safety code." Atty. Bedard's recommendations included the suggestion that the ordinance allow ADUs as a matter of right for conforming lots, and by special exception for non-conforming lots. Mrs. Sousa expressed her agreement with that idea. The Board discussed examples of existing non-conforming properties.

Mr. Horsley wanted to confirm that the language required that the owner occupy the primary unit, or the ADU, as their primary residence. Chairman Sadowski and Mrs. Sousa were in agreement that the "legal domicile" language would require such.

Mr. Sadowski pointed out Atty. Bedard's recommendation that the maximum square footage be increased from 1000 to 1200, and additional language requiring that the ADU square footage be less than the primary dwelling. Mr. Horsley shared information from the State handbook regarding ADUs, in that the primary unit or the ADU can be used by the owner during different life-stages, and the ADU can even be reincorporated into the primary living space. He discussed another potential specification in the ordinance, where the Town can require that the unit match the primary unit architecturally. Chairman Sadowski expressed that it was important to adopt something, and it can be refined in the future. Mr. Sadowski noted the addition of language regarding parking spaces being equated to bedrooms.

Mrs. Sousa recommended that Atty. Bedard write the language regarding non-conforming lots. She also asked that the Chair inquire why Atty. Bedard modified the maximum square footage, indicating that she would support if necessary, but would like to understand the reason for the change. Chairman Sadowski discussed the timeline required for the public hearing. He suggested January 6, 2022, and the rest of the Board agreed. Mrs. Sousa asked Chairman Sadowski to confirm with Atty. Bedard that no additional notifications, such as direct mailing to affected property owners, will be needed for this amendment. The outstanding items were reviewed. It was discussed that an additional meeting could be called if necessary. The Board members were in agreement that they supported the addition of the language regarding non-conforming lots, in whatever legal format Atty. Bedard provided, and that the increase to the maximum square footage should only be adopted if legally required. They agreed that Chairman Sadowski could finalize the draft for the public hearing posting, unless the legal advice received required further consideration.

Motion by Mr. Horsley, 2nd by Mrs. Sousa, to adjourn at 7:29 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