

Town of Greenville, New Hampshire

Planning Board

Minutes

Thursday, September 21, 2023

The Greenville Planning Board met on **Thursday, September 21, 2023** in the Mascenic SAU 87 Cafeteria, 16 School St., Greenville, NH 03048.

In attendance were: Chairman Michael Sadowski, Vice-Chair Scott Tenney, Members Kelle O'Keefe and Tim Kearney, Town Administrator Tara Sousa, and Administrative Assistant Jeanny Jasmine FitzGerald.

Chairman Sadowski called the meeting to order 7:00 p.m. He introduced the board and announced the first agenda item.

Public Hearing for the Site Plan Application for 21 Chamberlin Street– Georges Realty LLC, applicant requesting continuance.

Chairman Sadowski briefly read the letter by Principal Engineer, David Eckman, stating Eckman Engineering requested a second continuance as they were not able to address all the comments by the planning board deadline. The letter also stated that the project's geotechnical engineer, Geotechnical Services Inc., is scheduled to complete permeability testing on September 15, 2023. To support this, Dig Safe limits were laid out by Eckman Engineering's office along with testing locations the week of September 3, 2023. Eckman Engineering's survey department is scheduled to survey the church area for additional parking on September 13th-15th, 2023 and locate the test pits/perimeter locations following their completion.

Motion by Vice-Chair Tenney, 2nd by Member Tim Kearney, to continue the public hearing for the site plan application for 21 Chamberlin Street–Georges Realty LLC to Thursday, October 5 at 7:00 p.m. at the Mascenic SAU (former Greenville Elementary School).

Motion carried with 4 in favor, none opposed.

Request for comment from Selectmen, pursuant to RSA 41:14.

Chairman Sadowski read the letter by Town Administrator, Tara Sousa, stating the Selectmen are submitting the proposed transfer/sale of Map 3 Lot 1-2, a parcel located off Old Wilton Road, and the site of the former Dunster Hill Reservoir, to the Planning Board and Conservation Commission for review and recommendation.

The essential terms of the proposed sale are:

1. Map Lot 1-2 (Dunster Hill Reservoir) to be conveyed to the surrounding land-owner for \$0 in order to quiet title to the parcel, as the Town's deed is subject to a revisionary clause which was triggered by the decades-prior discontinuance of use of the property as a reservoir.
2. Town's Easement right over the parcel known as lot 3-1 will be extinguished.

Chairman Sadowski stated that he had no objections. Vice-Chair Tenney asked for clarification that the property in discussion was the same property that was discussed during the Planning Board meeting of Thursday September 14, 2023. The Board verified that it is the same property and commented on how the parcel is small.

Tom Hawkins (business owner) expressed concern about the town relinquishing control of a piece of valuable property. He discussed how the parcel is likely the highest point in town and encouraged the town to be more visionary about the resources it has.

Chairman Sadowski mentioned how the surrounding land had already been purchased. Town Administrator Sousa discussed that the parcel was deeded to the town in the 1950's with a clause that stated it belongs to the town so long as the town uses it as a reservoir. As the town stopped using the parcel as a reservoir decades-prior, the revisionary clause has been triggered. Town Administrator Sousa went on to explain that the reservoir was intended to be used as fire suppression for the mills and was severed from the system decades ago. She clarified that the parcel cannot be used for anything other than a reservoir without legal repercussions. Sousa further clarified that this is not a matter of whether the revisionary clause trigger should be disputed. Rather, it is a matter of the town undergoing the 41:14 process to provide the new surrounding landowner the deed. Sousa and Chairman Sadowski mentioned how there will be two public hearings with the Selectboard regarding this parcel. Town Administrator Sousa added that the decision cannot be made at the hearing, as they must wait 7-10 days.

Motion by Board Member Kearney, 2nd by Board Member O'Keefe, to write a letter stating the Planning Board will allow the revisionary clause to take over and let the property revert back to the surrounding land.

Motion carried with 4 in favor, none opposed.

Town Administrator Sousa stated that she is able to select the dates for the public hearings, however, they cannot be held until she receives an answer from the Conservation Committee.

Any other business that may legally come before the Board.

Chairman Sadowski opened by stating the Planning Board must make a decision to match the zoning ordinance regulations and the site plan review regulations. Currently, the zoning ordinance requires applications to be turned in 30 days in advance of a scheduled meeting, while the site plan review regulations require only 21 days in advance. Sadowski asked Town Administrator Sousa which would be easier for her office. Sousa responded stating 30 days would be ideal from the processing standpoint. The Greenville Planning Board agreed to match the regulations to 30 days.

Vice-Chair Tenney mentioned revising in the Planning Board rules and procedures to state that revisions/additional material must be received by the board no later than 7 days prior to the meeting.

Chairman Sadowski raised the subject of zoning ordinance amendments. The permitted uses in the downtown district requires two-family units to have a minimum of 600 square feet. Mr. Sadowski believes it should be 900 square feet as 600 is too small. Vice-Chair Tenney added that 600 square feet is the bare minimum for building standard. Mr. Tenney expressed concern stating that having zoning ordinance that opposes with the building code could create conflict and it would be unwise to mix building codes into zoning ordinance. The Planning Board agreed to keep the zoning ordinance at 600 square feet.

Chairman Sadowski brought up the topic of potentially changing town districts as there is no access on Route 31 as it is a commercial district. Mr. Sadowski suggested making a large portion of Route 31 a rural/agricultural district as there are many rural/agricultural areas on Route 31. Board Member O'Keefe added that some houses in the business district cannot refinance because they are zoned commercial. Vice-Chair Tenney warned how adjusting the zoning districts is an extremely lengthy process that is not as simple as redrawing the map. Town Administrator Sousa added how all property owners in that district must receive direct notice that their district is going to change. Vice-Chair Tenney further added how it would also involve public hearings, Southwest Regional being involved in redrawing the maps, and survey work to verify compliance of properties within those districts. The Planning Board agreed to potentially review and readjust the zoning districts over the course of a longer time span.

Chairman Sadowski asked if residents had any comments. Resident Kathy Mcnamara expressed concern over the repeated continuance requests from the Georges Realty LLC applicant, as the drawn-out operation has significantly reduced the amount of residents attending the meetings. Chairman Sadowski stated that the lowered attendance may be due to residents reading that the applicant requested a continuance through the town website. He recommends that residents check the town website to view the agenda in order to decide if they would like to partake in the meeting. Resident Muriel Pelletier added that she would not be attending future meetings regarding the Site Plan Application for 21 Chamberlin Street due to the multiple continuance requests.

Mrs. Mcnamara asked if there is a continuance limit for the Georges Realty LLC applicant. Chairman Sadowski clarified that he believes there is a limit, however, he does not know what that limit is. Mr. Hawkins added that requesting a continuance would not be beneficial for the Georges Realty LLC applicant as it slows their progress. Mrs. Mcnamara expressed her continued concern over the continuance. Chairman Sadowski clarified that the applicant is currently waiting on third parties, however, he would ask Town Attorney, Biron Bedard, what the continuance limit is.

Resident David Ramsey expressed concern over the lack of preparation from the Georges Realty LLC applicant. Vice-Chair Tenney added how there are additional parties that are convoluting matters.

Mr. Hawkins expressed concern over the Planning Board not asking who the investors are for the 21 Chamberlin Street project. Chairman Sadowski clarified that was one of the initial questions the Planning Board asked. Mr. Hawkins further added that the intensive engineering process and tests would take time and funding. Chairman Sadowski suggested that they end the discussion as the Planning Board had already continued that part of the hearing.

Chairman Sadowski stated that he will email Town Attorney Biron Bedard, regarding the meeting on October 5, 2023 and asked Town Administrator Sousa to contact Principal Engineer, David Eckman, to inform him that the Georges Realty LLC applicant's deadline has been moved to September 28, 2023.

Adjournment

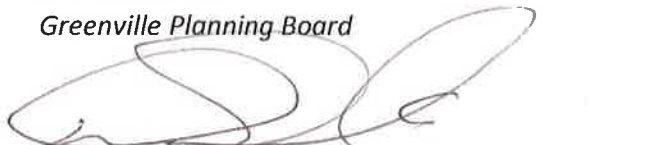
**Motion by Chairman Sadowski, 2nd by Vice-Chair Tenney, to adjourn at 7:27 p.m.
Motion carried with 4 in favor, none opposed.**

Respectfully Submitted,

Jeanny FitzGerald
Planning Board Administrative Assistant

APPROVED BY:

Greenville Planning Board



Michael Sadowski, Chairman

Scott Tenney, Vice Chairman

Margaret Bickford, BOS Ex-Officio

Kelle O'Keefe

Tim Kearney