

1                                   Town of Greenville, New Hampshire  
2   **Planning Board**  
3   **Minutes**  
4                                   **Thursday, June 13, 2019**

5  
6 The Greenville Planning Board met on **Thursday, June 13, 2019 at 7:00 pm** in the Town Hall, 46 Main  
7 Street, Greenville, NH 03048.

8  
9 *In attendance were Edward White, Chairman; Vice Chairman Michael Sadowski; Member Miles Horsley*  
10 *& BOS Ex-Officio Scott Tenney.*

11  
12 **CALLED TO ORDER:** Chairman White called the meeting to order at 7:00 pm.

13  
14 **PUBLIC COMMENTS:**

15 No public comments were made.

16  
17 **32 MILL ROAD – MAP 6, LOT 52 – CONCEPTUAL PLAN:**

18 **Present:** Sandra & Ken Lehtonen, property owners

19  
20 Mr. & Mrs. Lehtonen requested to meet with the Planning Board to discuss a conceptual plan for a  
21 proposal to convert the property located at 32 Mill Street to apartments. Plans were distributed that  
22 depicted the proposed layout for the left wing first floor, left wing second floor, right wing first floor  
23 and right wing second floor. They stated that the concept consists of approximately 13 units with two  
24 bedrooms in each. The property is located in the Downtown District. Mrs. Lehtonen stated that they  
25 were searching to utilize the Mill Street building for full residential use.

26  
27 Chairman White stated that the discussion tonight was a non-binding discussion only with no action  
28 being taken from the Planning Board.

29  
30 Vice Chairman Sadowski referenced the Zoning Ordinance, Section 2.7.2 that outlines permitted uses  
31 in the Downtown District and stated that only single family dwellings and two-family and multi-family  
32 dwellings are allowed provided that in buildings that have more than one floor, dwellings shall be  
33 above the ground floor. He stated that the proposal as submitted does not meet the town's zoning  
34 ordinance.

35  
36 Discussion followed concerning the zoning requirements for this area. S. Tenney stated that they  
37 would need to obtain a variance from the Zoning Board if they pursued this further. The Board  
38 concluded that being in the Downtown District, residents could not utilize the ground floor.

39  
40 The applicant will look at other options available to them and thanked the Board for their guidance and  
41 input.

42 MINUTES:

43 Member Horsley requested to submit additional comments to the minutes of May 9, 2019. The Board  
44 tabled the minutes to July 11, 2019 meeting to allow Member Horsley to submit a list of revisions and  
45 additions.

46  
47 Chairman White left the meeting at 8:00 pm.


48  
49 The Board adjourned the regular session and entered into a work session at 8:00 pm.

50  
51 Members began discussion on updating the zoning ordinance.

52  
53 ADJOURNMENT: S. Tenney motioned to adjourn at 8:40 pm, M. Sadowski 2<sup>nd</sup>. *VOTE: All in favor.*  
54 *Motion carried unanimously.*

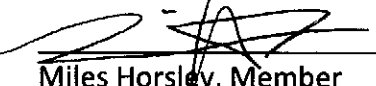
55  
56 Respectfully Submitted,  
57 Debra A. Butcher

58  
59 APPROVED BY:  
60 *Greenville Planning Board*

61  
62   
63 Edward White, Chairman

64  
65   
66 Michael Sadowski, Vice Chairman

67  
68   
69 Scott Tenney, BOS Ex-Officio

70  
71   
72 Miles Horsley, Member