

1 **Town of Greenville, New Hampshire**
2 **Planning Board**
3 **Minutes**
4 **Thursday, January 14, 2021**

5
6 The Greenville Planning Board met on **Thursday, January 14, 2021 at 7:00 pm in the SAU 87, 16 School Street,**
7 **Upper Entrance, Greenville, New Hampshire.**

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9 *Board members in attendance were Vice Chairman Michael Sadowski, Member Miles Horsley & BOS Ex-Officio*
10 *Tara Sousa present. Staff in attendance: Deb Butcher.*

11
12 **CALL TO ORDER:**

13 Vice Chairman Sadowski called the meeting to order at 7:00 pm and introduced members of the Board. He
14 announced what was scheduled on the agenda.

15
16 **BUSINESS:**

17 **Vice Chairman Sadowski read the public hearing notice into the record:**

18 Present: See sign in sheet.

19 **Public Hearing for Completeness Review of a Site Plan Review Application**

20 The Greenville Planning Board will conduct a public hearing on Thursday, January 14, 2021 at 7:00 pm in the SAU
21 87 16 School Street, Upper Entrance, Greenville, NH to conduct a completeness review on the application for a
22 Site Plan Review Application by Eric Maillet & Antoine Maillet (Owners & Applicants) whose business is located
23 at 148 Pleasant Street, Greenville, NH. The applicants are requesting approval to use a portion of the parcel at
24 157 Pleasant Street, Greenville, NH, for their business parking needs. The subject property is currently
25 designated as residential land use. - Assessor's Map 2N, Lot 16. Zoned Commercial

26
27 Vice Chairman Sadowski questioned whether members of the Board have read the application. Both members
28 confirmed that they did. He asked if members agreed that the application was complete. Member Sousa stated
29 that there wasn't much to the application and she will state her comments during the Site Plan Review portion.
30 Member Sousa stated that during communication with Deb and her office who handles the processing of the
31 mailing of the abutter notices, the office identified that there were two abutters missing from the list. She stated
32 that in the interest of moving forward with the application without a delay, the additional two abutter notices
33 were sent out so there is a remaining balance due of \$14 for the applicant. The applicants acknowledged it and
34 paid the difference. Both Vice Chairman Sadowski & Member Horsley were satisfied with this.

35
36 Hearing no other comments from the Board, Vice Chairman Sadowski called for a motion to accept the notices.
37 Member Horsley motioned to accept the notice requirement for a total of 6 abutters and not 4 as presented on
38 the application and to include the additional names and addresses, Member Sousa 2nd. The motion carried
39 unanimously. Member Horsley stated that it was his hope that the notices were delivered in time.

40
41 Discussion followed with the Board acknowledging receipt of the required number of copies of the site plan that
42 was submitted. The Board proceeded to review the application and checklist. Vice Chairman Sadowski
43 questioned whether there was a plat submitted. Mr. Maillet stated "no".
44

45 Deb questioned whether there was an engineer involved with this application. Mr. Maillet stated no. He
46 reminded the Board that he was before them with a conceptual last year where he informed the Board that
47 there would not be an engineer involved so no plat exists for this application. Discussion proceeded where the
48 Board received confirmation from the applicant that there would be no subdividing or lot line adjustment.

49
50 Discussion followed regarding the zoning. Member Sousa stated that our zoning doesn't address mixed use, but
51 a commercial use is allowed in this zoning district. The Board discusses the right of way for driveway and would
52 like it drawn on the plan.

53
54 The Board continued to address all the checklist criteria. Vice Chairman Sadowski questioned whether there are
55 plans on installing a sign advertising that cars were for sale. Mr. Maillet stated "no". Mr. Maillet stated that
56 there is a possibility of erecting a fence in the future. Vice Chairman Sadowski stated that the Board would like
57 to see a fire lane noted. Mr. Maillet will mark this out; however, he said all the parking of cars would be on the
58 left side and no parking would be allowed in the driveway.

59
60 Discussion followed regarding the number of vehicles allowed to be parked. The Board agreed to have this
61 capped at only 20 vehicles allowed to be parked at any one time. Member Horsley did some calculations on
62 what is allowed for parking spaces in the proposed area. Vice Chairman Sadowski questioned whether there
63 would be additional lighting needed. Mr. Maillet stated no.

64
65 Member Sousa questioned whether there was any intention on paving the lot. Mr. Maillet stated that there is
66 pavement from years back, but he has no plans on doing additional paving.

67
68 Discussion followed regarding the environment and the use of concrete pads for any overflow spills and leaks.
69 Mr. Maillet stated that any vehicle potentially leaking would only be kept on the shop side of the business. Mr.
70 Maillet described what he currently has in place for spills/leaks to protect the environment. He stated that there
71 have been times when vehicles have sat for a period (i.e. 6-8 months) until the insurance companies have
72 resolved their investigation. Mr. Maillet stated he has never had issues with the State as he uses environmental
73 pads. Member Sousa stated that the Board members are not engineers and she wants to ensure that if the
74 Board approves this application, that the town is safe from all aspects and never approved a junk yard on that
75 site. Mr. Maillet assured the Board that he moves cars out of his facility as soon as possible.

76
77 Hearing no comments, Vice Chairman Sadowski called for a motion that the application is complete.

78
79 **Member Horsley motioned to approve the completeness portion of the application with the following**
80 **conditions:**

- 81 **1. Maximum of 20 cars on the site.**
82 **2. Right of way for the driveway with the direct access identified and resubmit (6) copies of the plan**
83 **3. Add additional (2) abutters to their application with payment of \$14.**

84
85 **Member Sousa 2nd. The motion carried unanimously.**

86
87 Vice Chairman Sadowski read the public hearing notice into the record:

88 Application for a Site Plan Review

89 Notice is hereby given that a public hearing will be held on Thursday, January 14, 2021 at 7:00 pm in the SAU 87
90 16 School Street Upper Entrance, Greenville, NH for a Site Plan Review Application by Eric Maillet & Antoine
91 Maillet (Owners & Applicants) who's business is located at 148 Pleasant Street, Greenville, NH. The applicants
92 are requesting approval to use a portion of the parcel at 157 Pleasant Street, Greenville, NH, for their business

93 parking needs. The subject property is currently designated as residential land use. - Assessor's Map 2N, Lot 16.
94 Zoned Commercial.

95
96 Discussion followed regarding access for the fire department. Vice Chairman suggested the applicant work with
97 the road agent on this to ensure its wide enough for fire apparatus. Member Horsley stated that a standard
98 highway lane is 12 feet. Vice Chairman Sadowski stated a driveway is only one way so it's less. He considered
99 this to be a large turnaround. The Board requested that the applicant resubmit a new application consistent
100 with the conditions discussed and to show the additional abutters. The applicant will email a revised application
101 and map to Deb. Vice Chairman Sadowski questioned whether there were any comments from the public.
102 Hearing no comments or concerns from the public, he closed the public hearing.

103
104 **Member Horsley motioned to approve the application as submitted. Member Sousa stated that she is fine**
105 **with the intended use but would like it documented what it's "not" going to be so that it doesn't become a**
106 **used car lot unless approved as a commercial use and no new signage. Member Horsley added that it won't**
107 **become a junk yard and if the Department of Environmental Services visits the site, the applicant must**
108 **answer their concerns. Member Sousa 2nd. The motion carried unanimously.**

109
110 MINUTES:

111 December 17, 2020 – Member Sousa motioned to approve the minutes of December 17, 2020 as written,
112 Member Horsley 2nd. The motion carried unanimously.

113 December 31, 2020 - Member Horsley motioned to approve the minutes of December 31, 2020, Vice Chairman
114 Sadowski 2nd. The motion carried unanimously.

115
116 2020 TOWN REPORT:

117 The Board reviewed the report and agreed to submit it for publication in the Town Report.

118
119 PLANNING BOARD REORGANIZATION:

120 Member Sousa motioned to nominate Michael Sadowski as Chairman, Member Horsley 2nd. The motion carried
121 unanimously. Chairman Sadowski announced that the Board will be having a public hearing on Tuesday, January
122 19, 2021 at 7:00 pm for Outdoor Advertising.

123
124 The meeting adjourned at 8:05 pm.

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126 Respectfully Submitted,
127 Debra A. Butcher

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129 Approved by:

130 *GREENVILLE PLANNING BOARD*

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133 
Michael Sadowski, Vice Chairman

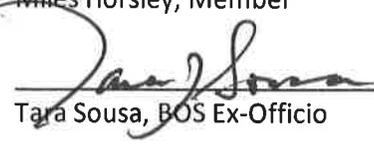
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136 
Miles Horsley, Member

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Tara Sousa, BOS Ex-Officio

