

1 Town of Greenville, New Hampshire
2 **Planning Board**
3 **Work Session Minutes**
4 **Thursday, November 17, 2016**

5
6 The Greenville Planning Board met on **Thursday, November 17, 2016 at 7:00 pm** in the Town Hall, 46
7 Main Street, Greenville, NH 03048.

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9 *In attendance were Ted de Winter, Chairman; Patrick Reardon, Vice Chair; Rob Duval; Scott Tenney,*
10 *BOS Ex-Officio.*

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12 **CALL TO ORDER:**

13 Chairman de Winter called the meeting to order at 7:00 pm. Vice Chair Reardon addressed the board
14 and apologized for not being present at the November 10, 2016 meeting resulting in the board needing
15 to push discussion off to tonight. He said he needed to work that evening but the subject was very
16 important to him.

17
18 **YARD SALE ORDINANCE:**

19 Chairman de Winter asked Vice Chair Reardon to begin discussion on the proposed ordinance. Vice
20 Chair Reardon stated that he is totally against adopting an ordinance for yard sales. He said the reason
21 being is that this town has never had an ordinance requiring residents to need permits for having yard
22 sales and doesn't understand or support implementing one. He said he doesn't see the need for it.

23
24 Chairman de Winter questioned whether he thought there was a need to limit the amount of time
25 residents can have a yard sale. Vice Chair Reardon stated that he thinks he knows where the whole
26 basis was coming from in the Selectmen's office and that it is targeting one specific person. Chairman
27 de Winter asked if it was due to a resident on Route 31. Vice Chair Reardon stated "yes". He thinks it's
28 a "witch hunt" on him. He felt that what residents do on their own property is their own business and
29 government is getting too involved in people's lives.

30
31 S. Tenney stated that Member White brought up a very good point at the last meeting. Member White
32 questioned whether it is a yard sale or a home business. He said even if the Planning Board approved
33 this, all a resident had to do is say they are running a business out of their house.

34
35 Chairman de Winter said home run business owners generally don't have piles of stuff left out on their
36 lawn. S. Tenney agreed. Chairman de Winter thought the board should revisit the home business
37 ordinance to see if it covers some of our concerns.

38
39 S. Tenney questioned what district the property was in – is it rural residential or is it in the commercial
40 district. Chairman de Winter thought it was in the commercial zone. Vice Chair Reardon felt it was
41 more towards the industrial commercial area.

12
13 Vice Chair stated that Greenville is a “blue collar town” with approximately 30% rental and if we start
44 putting our thumb down on the yard sale end of things, we’re going down a very “slippery slope”. He
45 said the town has more important issues that need attention. He agreed that the person in question’s
46 yard isn’t what we want to see in town, but questioned whether we’re now going to develop an
47 ordinance that 1) people are going to need to pull permits for and, 2) the town must enforce said
48 permit, and 3) we’re getting into people’s personal lives. He said he cannot support this – it isn’t the
49 town’s business.

50
51 Discussion followed regarding the economic development in town. Vice Chair Reardon referenced the
52 down town area and said “you would hard to find a home valued at more than \$250K”. He said that
53 Greenville is mostly rental properties and that the town is not going to gain anything by adopting this
54 ordinance.

55
56 Chairman de Winter asked what exactly was the Selectmen’s request and position on yard sales. Vice
57 Chair Reardon asked if they wanted the Planning Board to develop the ordinance for this. S. Tenney
58 stated “yes” – they provided us with proposed language for us to adopt and they supported the
59 ordinance. He said that he also forwarded proposed property maintenance language that he has been
60 working on for years. He stated that the Selectmen are in favor of adopting this that allows no more
61 than two yard sales within a given period at a fee of \$25. Board members felt it was unnecessary.

62
63 Discussion followed concerning the Board’s non-support of the ordinance and Vice Chair Reardon
64 stated that the Planning Board should dismiss any movement towards a yard sale ordinance. Chairman
65 de Winter requested that there be a written notice sent to the Selectmen’s office that the Planning
66 Board declines to draft an article for the town meeting restricting/controlling yard sales.

67
68 MOTION: Vice Chair Reardon motioned to send their non-support to the Selectmen’s office for a yard
69 sale ordinance, Rob 2nd. *VOTE: Voting in favor of the motion were Vice Chair Reardon, Member Duval*
70 *and Chairman de Winter. S. Tenney voted against. The motion passed 3-1.*

71
72 Chairman de Winter stated that it was refreshing to hear Vice Chair Reardon’s opinion on this issue and
73 thanked him.

74
75 **ADJOURNMENT:**

76 S. Tenney motioned to adjourn at 7:40pm, Vice Chair Reardon 2nd. *VOTE: All in favor.*

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78 **NEXT PLANNING BOARD MEETING:** Thursday, December 8, 2016 concerning the Master Plan.

79
80 The meeting minutes were transcribed using an audio recorder.


81
82 Respectfully Submitted,
83 Debra A. Butcher

APPROVED BY:

Greenville Planning Board


Ted de Winter, Chairman


Patrick Reardon, Vice Chair


Scott Tenney, BOS Ex-Officio

Edward White, Member - *ABSENT*

Rob Duval, Member

Respectfully Submitted,
Debra A. Butcher