

**Town of Greenville  
Planning Board**

**Minutes – October 21, 2021**

7:00p.m. – Call to order in the Town Hall Meeting Room, 46 Main Street, Greenville, NH. Present: Michael Sadowski, Chairman; Miles Horsley, Vice-Chair; Tara Sousa, BOS ex-officio.

**Meet with Marshall Cain, Cains Kustoms, for a Conceptual Discussion Regarding Map 3 Lot 1**

Marshall Cain, owner of Cain's Kustoms and Metal Fabrication, met with the Board for a conceptual discussion. He explained that he is looking to purchase Map 1 Lot 3, 58.94 acres, with the intent of building a 5,000 – 8,000 sq ft auto restoration shop at the old pasture near DPW Dr and Old Wilton Rd, utilizing approx. 3 acres. Chairman Sadowski asked what the zoning was for that lot, Mr. Cain stated it was zoned for commercial/industrial.

Chairman Sadowski informed Mr. Cain of the application process, and various aspects that would need to be brought to the board. Chairman Sadowski asked about driveway access, Mr. Cain said there are 2 current driveway access points from Old Wilton Rd. Mrs. Sousa confirmed that there was a 50ft right of way off DPW Dr. Vice-chair Horsley asked how close the shop would be to the wetlands located on the property.

Chairman Sadowski asked what Mr. Cains plans were for the rest of the property. Mr. Cain replied that he would most likely leave it in current use. Mr. Cain then asked about the cistern, 100ftx100ft, at the top of the hill on the property which belongs to the town, being released to himself, in order to fill it in. Mrs. Sousa replied that it would be a matter for the Board of Selectmen. Vice-chair Horsley asked whether it was currently open, Mr. Cain replied that it was currently open, and as such a liability for himself if he were to purchase the property.

Chairman Sadowski told he would need to go to the Zoning Board to have a special exception to have an auto repair shop.

**Meet with Tim Anderson, Terra Form Construction, Re: Country Mile Site Plan Modification**

Tim Anderson, of TerraForm Construction, proposed a revision to the site plan at the Country Mile to add more lighting to the parking lot. The revised plan would add 3 15ft. light poles to the parking lot. Chairman Sadowski asked about regulations regarding structures within a right of way. Mr. Anderson said that he had been told by Frank from the DOT that the lights had to be outside of the right of way. Mr. Anderson mentioned that he had been issued a conditional electrical permit from the building inspector for the light poles.

Vice Chair Horsley asked about the color temperature of the lights, Mr. Anderson replied it would be about the same as the lights Dollar General across the street. Vice Chair Horsley said it would be more ideal to have a lower color temperature. Chairman Sadowski said he would be fine with a color temperature similar the what is at Dollar General.

**Motion to accept revised site plan by Mrs. Sousa, 2<sup>nd</sup> by Vice Chair Horsley, all in favor, motion carried, none opposed.**

Vice Chair Horsley asked to have on record his suggestion about the color temperature of the lights.

## **Other Business**

Dan Hynes approached the Board with an update on the former Antique Mall. Mr. Hynes explained that he had spoken with the Select Board about the possibility of leasing the lot behind the Antique Mall. He said that he would still want an inn on the second level, and a banquet/function hall on the lower level. He said he is no longer considering a social club for the property. Mr. Hynes said it would be a bed and breakfast and would meet the definition in the statutes of a tourist home. Mr. Sadowski asked what the zoning would be, Mr. Hynes said that according to the building inspector, it would be commercial. Mr. Sadowski mentioned that it might be mixed use. Vice Chair Horsley said that the banquet hall would be commercial, though not necessarily the bed and breakfast part. Mr. Sadowski asked what would happen with the salon. Mr. Hynes said that it would stay the same. Mr. Hynes said that his plans would comply with the statutes regarding a bed and breakfast.

Mrs. Sousa asked what aspects of the site plan would be impacted by the mixed use of the building. She mentioned the apartment that already existed in the building. Mr. Hynes answered that it was on the first floor, and would only be available for himself or a property manager, and not for rent to the general public. Vice Chair Horsley asked if it was currently being resided in. Mr. Hynes answered that it was still occupied by the former owners of the Antiques Mall.

Chairman Sadowski asked Mr. Hynes how many floors were in the building. Mr. Hynes answered that there were 3 floors if the basement, which is mostly storage, was counted. Vice Chair Horsley said that the street level floor was considered the first floor. Mr. Hynes said that the banquet hall would be the only thing on the first floor. Mrs. Sousa mentioned that the hair salon was on that floor. Mr. Hynes said that the salon would stay the same, and only the current first floor of the antiques mall would be the banquet hall. He said that stairs at the front of the banquet hall would be shared use with the bed and breakfast, making that area a shared space. Chairman Sadowski asked Mr. Hynes about a vacant area on the second floor. Mr. Hynes responded that it was 2,000sq ft with a bedroom and a bathroom that had been started as a residential area. He said that he believed plans had been submitted and approved by the Planning Board, but the Building Inspector had never signed off on the plans, and the area had never been used. Chairman Sadowski suggested that Mr. Hynes find out more about the previous plans, including the zoning, as it may be residential which would require a change of use. Mrs. Sousa replied that the whole project would be a change of use. Chairman Sadowski mentioned that parking would be affected by the zoning. Mr. Hynes replied that the current parking areas in the front of the building would be for the use of the bed and breakfast, and the lot behind the building, pending a lease from the town, would be used for the banquet hall. The exact location of the lot was discussed. Mrs. Sousa described the lot, and mentioned that the lot was being actively used by a business and that it would not be a quick process to clear the lot. Mr. Hynes said that he would need conditional approval of his plans by the Planning Board before the Select Board would approve leasing the lot to him. Chairman Sadowski responded that the Planning Board could not give conditional approval without completed site plans being presented. Mrs. Sousa and Chairman Sadowski discussed potential problems that leasing from the town could bring up. Mr. Hynes said that he would like to eventually purchase the property from the town.

Mr. Hynes said that he was no longer considering making changes to the parking as the current parking would be sufficient. He asked if the Planning Board would waive the requirement for topography and use the topography from the prior plan. Chairman Sadowski told him that he would need a new site plan, and would not be able to use the old one. Mr. Hynes also asked if he would need to put any

overhead utilities and drainage elements on the new plans as he was not making any changes, Chairman Sadowski said he would have to. There was discussion about the town owned lot regarding whether Mr. Hynes would be able to make any necessary changes such as grading or paving the lot. Mrs. Sousa said that it would need to be decided on by the Select Board. Chairman Sadowski emphasized the necessity of having topography for the leased parking lot. Chairman Sadowski recommended Mr. Hynes make his application as detailed as possible. Mr. Hynes asked about lighting in the town owned lot, Chairman Sadowski asked him what the zoning was for that lot. Mr. Hynes believed it to be residential. Looking at the lots on a map showed it was in the downtown district.

#### **Ordinances**

Mrs. Sousa asked what needed to be done next other than definitions. Chairman Sadowski suggested scheduling a one-hour work session to work on Appendix A and B. A work session was scheduled for November 4<sup>th</sup> at 6:00 p.m.

**Motion by Vice Chair Horsley, 2<sup>nd</sup> by Mrs. Sousa to accept the minutes of the September 9<sup>th</sup> meeting as corrected. Motion carried, 3 in favor, none opposed.**

**Motion by Mrs. Sousa to adjourn meeting at 8:28 p.m., 2<sup>nd</sup> by Vice Chair Horsley. Motion carried, 3 in favor, none opposed.**

Respectfully submitted,  
Melissa Horsley, Planning Board Administrative Assistant

Approved by:  
*Greenville Planning Board*

  
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Michael Sadowski, Chairman  
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Miles Horsley, Vice Chairman  
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Tara Sousa, BOS Ex-officio