

**Town of Greenville  
Planning Board**

**Minutes – November 4, 2021**

**Work Session**

6:00p.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.

Chairman Sadowski recommended a revision of the minimum lot size under Appendix A.2 (a & b), to increase to 2 acres served by municipal sewer and 4 acres for areas not served by municipal sewer, or alternatively, 1.5 and 3 acres, respectively. The Board discussed several considerations at length, including the recent increases seen in building, and whether that is in keeping with the rural character of the Town, the possibility of different criteria for different zoning areas, such as downtown district, potential revision of A.3 to adjust requirements for multi-family buildings, and the potential impact of such a change on the future solvency of the municipal water and sewer. Mr. Horsley was generally supportive of the change to 1.5/3 acres. Mrs. Sousa expressed that as a representative of the Selectmen, she would need to discuss with them and defer to their consensus as to whether to support or oppose the revision. Chairman Sadowski indicated he would create the draft revisions and share in advance of the Selectmen's next meeting. The timeline for scheduling the public hearings for zoning changes was discussed.

Chairman Sadowski shared the Town of Temple's Lighting/Dark Sky Protection Ordinance as an example for drafting lighting regulation for Greenville. Mr. Horsley discussed his preference for limiting color temperature versus lumens.

Mrs. Sousa shared information about the State's 2017 law regarding accessory dwelling units (ADUs), discussing the Town's current status of operating in the absence of any of the adoptable controls. The Board discussed optional controls allowed under the law, such as being allowed only by special exception, requiring that the principal dwelling or the ADU be occupied by the owner, and minimum/maximum square footage allowed. The Board was in general agreement that requiring a special exception would create an unnecessary step for something which had to be allowed by law. All members expressed their support of requiring owner occupancy and placing a limit on the allowable ADU size. Chairman Sadowski offered to work on a draft proposal.

**Motion by Mrs. Sousa, 2<sup>nd</sup> by Mr. Horsley, to adjourn at 7:59 p.m.**  
**Motion carried with 3 in favor, none opposed.**


Respectfully submitted,  
Tara Sousa, BOS Ex-officio

Approved by:  
*Greenville Planning Board*



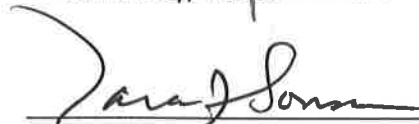
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Michael Sadowski, Chairman



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Miles Horsley, Vice Chairman



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Tara Sousa, BOS Ex-officio