

Town of Greenville  
Planning Board

Minutes – January 6, 2022

Call to order at 7:00 p.m. in the Town Hall Meeting Room, 46 Main Street, Greenville, NH. Present: Chairman Michael Sadowski, Member Miles Horsley, and BOS Ex-officio Tara Sousa.

Chairman Sadowski reviewed the agenda.

**Public Hearing – Zoning Amendment Relative to Accessory Dwelling Units**

Chairman Sadowski opened the Public Hearing at 7:02 p.m. He confirmed the lone attendee had received a copy of the proposed Zoning Amendment language. Ms. Erin Finke, of 55 Temple Road, indicated that she was not familiar with what the proposal was changing from and going to, but was attending because it might have an impact on her. Mrs. Sousa explained that the proposed language was new, and that the Town did not have any existing ordinances relative to Accessory Dwelling Units (ADUs). She explained the recently-adopted State legislation requiring that ADUs be allowed, but also giving towns certain optional controls, such as maximum size and appearance with the primary dwelling. She explained that this proposal would appear on the March Town Meeting ballot. Chairman Sadowski further explained the acceptance process, and the development of the proposal. Mrs. Sousa explained that the Building Inspector would be able to issue a permit for an ADU on a conforming lot if the proposal meets the criteria in the ordinance, but that a non-conforming lot or proposal which does not meet the ordinance, exceeding the maximum size for example, would require an application to the Zoning Board for a variance. Chairman Sadowski pointed out the language requiring that this be the primary residence of the owner. Ms. Finke asked if (the proposal) “follows what the State has.” Chairman Sadowski answered yes, explaining further the options that Towns can also impose, such as the residency requirement. Mrs. Sousa explained another example, wherein the State law prohibited ordinances which limited the allowable size below 800 Square feet, explaining that the Planning Board’s opted to allowed for up to 1000 sq ft. Ms. Finke explained that she hopes to use the existing barn on her property, which was close to 1000 sq ft. Mrs. Sousa explained that, if when designed, the space exceeded the 1,000 sq ft maximum, that would (in her opinion) be a reasonable proposal to submit to the Zoning Board, as it would be repurposing existing space. Chairman Sadowski asked if Ms. Fink’s barn was attached to the house, and she answered that it was. Mrs. Sousa explained that if the conversion were permitted before the ordinance took effect, even if the size exceeded the new regulation, it would be existing non-conforming use. Chairman Sadowski expressed that it sounded as though there would still be significant time before Ms. Finke’s design was complete.

**Motion by Mrs. Sousa, 2<sup>nd</sup> by Mr. Horsley, to close the Public Hearing at 7:10 p.m.**

**Motion carried with 3 in favor, none opposed.**

It was discussed that with no changes having been recommended at this hearing, a second hearing would not be required.

**Motion by Mr. Horsley, 2<sup>nd</sup> by Mrs. Sousa, to accept the proposed ADU language as written.**

**Motion carried with 3 in favor, none opposed.**

**New Business:**

**Plan Recordation – Map 6 Lot 45**

The Board reviewed notice from Fieldstone land Consultants, PLLC, in conformance with RSA 676:18 IV, regarding the recordation of a boundary plan of Map 6 Lot 45 (70 Main Street) prepared for The Marshall A. Buttrick Revocable Trust. No action was required.

Chairman Sadowski noted that the Planning Board is in need of members, and invited Ms. Finke to consider joining. Mrs. Sousa explained the current status with only the minimum number of active members able to achieve a quorum. Chairman Sadowski explained that participating allows residents to “shape” their town.

**Motion by Mrs. Sousa, 2<sup>nd</sup> by Mr. Horsley, to accept the minutes of November 18, 2021 as presented.**  
**Motion carried with 3 in favor, none opposed.**

**Motion by Mr. Horsley, 2<sup>nd</sup> by Mrs. Sousa, to accept the minutes of December 9, 2021 as presented.**  
**Motion carried with 3 in favor, none opposed.**

Mrs. Sousa commented that it was unusual that there was only one attendee. The Board discussed the posting of the hearing, including the newspaper and Town website.

The Board reviewed the proposed submittal and meeting dates for 2022. All members confirmed acceptance of the calendar as presented. Mrs. Sousa stated she would post it on the website.


**Motion by Mrs. Sousa, 2<sup>nd</sup> by Mr. Horsley, to adjourn at 7:21 p.m.**  
**Motion carried with 3 in favor, none opposed.**

Respectfully submitted,  
Tara Sousa, BOS Ex-officio

Approved by:  
*Greenville Planning Board*



Michael Sadowski, Chairman



Miles Horsley, Vice Chair



Tara Sousa, BOS Ex-officio