

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, July 14, 2022

The Greenville Planning Board met on **Thursday, July 14, 2022** in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Michael Sadowski, Chairman; Miles Horsley, Vice Chair; Member Scott Tenney and BOS ex-officio Margaret Bickford

Chairman Sadowski called the meeting to order at 7:00 pm.

Continued Public Hearing for Site Plan Review for Dunster Realty LLC, Applicant Dan Hynes

Dan Hynes the emailed Planning Board to seek a continuance for 60 days. Mr. Hynes expressed he is waiting for items to be resolved with the town land and he is unable to proceed with the site plan until he is able to see if he can use the parking as proposed. Scott Tenney motioned to continue the Public Hearing for the Site plan Review for Dunster Realty to Thursday, October 13, 2022, at 7:00PM at the Town Hall Meeting Room. Vice-Chair Miles Horsley seconded the motion, with 4 in favor and none opposed. The Board discussed how many days a continuance could be requested for and how many times they are able to. Mr. Tenney explained how he got to the date of October 13, 2022. Chairman Sadowski looked at his calendar and noted that he remembered he had a prior engagement and would not be available the week of October 13, 2022. The Board discussed alternative date that the Board would be available. Mr. Tenney suggested September 22nd and Chairman Sadowski expressed that would work because it would meet the 60-day time frame. Vice-Chair Horsley inquired if they would will have their regular meeting on the 8th of September. Chairman Sadowski answered no, they would make it the 22nd. Mr. Tenney withdrew his previous motion and made a new motion to reschedule the Public Hearing for the Site plan Review for Dunster Realty to Thursday, September 22, 2022, at 7:00PM at the Town Hall Meeting Room.

Continuance of the public hearing for site plan review for Dunster Realty to the September 22, 2022 meeting at 7:00PM in the Town Hall Meeting Room. Motioned by Scott Tenney, 2nd Myles Horsley, motion carried with 4 in favor, none opposed.

Continued Public Hearing for Subdivision Application for 27 Columbian Avenue, applicant Adam Ames

Michael Ploof, a land surveyor for Fieldstone Land Consultants, expressed he was there representing the applicant Adam Ames for what had originally been proposed as a four-lot subdivision at the at the end of Columbian Avenue, tax map 2-35, located at 27 Columbian Avenue. Mr. Ploof explained the last time they were here before the Board, they came in with the four lots with the continuation of the road, but had come tonight with a new proposal being only two lots total. Mr. Ploof explained that the new proposal eliminated the long extension of road, the proposed common driveway, any wetland impact, and that it is a simple two lot conventional sub division. With the new plan, Mr. Ploof explained that they are also proposing to extend the end of Columbian Avenue by 50 feet and making it a true hammerhead turn around at the end of the road. He stated that the lots now have plenty area and frontage. He explained the existing lot, 7.4 acres, would now be subdivided into lot 1 with 2.9 acre and 209 feet of frontage, and lot 2, with 4.5 acres and 153 feet of frontage.

Mr. Tenney asked with the redesign, how much non-wetland is on the two lots. Mr. Tenney expressed that it was clear on the east but not the other. Mr. Ploof stated that he does not have that information on him and showed on the site plan where the areas were on the site plan. Mr. Tenney also asked if they denoted how much wetland is on the lot or is it just the total lot area. Mr. Ploof answered they had just the total lot area for both of the lots, but on the final plan they could add a line on stating how much dry and how much wet. Chairman Sadowski asked if it would still be municipal water and sewer and Mr. Ploof answered it would. Mr. Tenney asked where the driveways are coming in. Mr. Ploof explained the driveway for the existing structure would remain the same with the driveway to the other lot being at the end of the extension.

Chairman Sadowski opened the floor for comments from residents in or who had questions. Hearing none, he asked if any were opposed, hearing no responses or questions, the Chairman declared the public portion of the hearing closed at 7:10 PM. The Board discussed the merits of the new proposed design and Mr. Tenney asked about the perspective building area, and if it's within any site that would require Wetlands Permit or AOT. Mr. Ploof explained that AOT is triggered by 100,00 square feet and pointed out that there was a frontage is setback and that there was plenty of room. Mr. Ploof stated he scaled it and he came up with 80 feet by 70 or 75 feet between the setbacks. Mr. Tenney expressed that they are outside the buffer and would not need a Wetlands Permit. Vice-Chair Horsley asked about the stream that goes through the wetlands. Chairman Sadowski explained that it would not be impacted because they would not be doing the culvert mentioned in the prior design. Scott Tenney motioned to conditionally approve the plan providing that they add the total calculation of the total wetland area and dry upland area of the plan for each individual lot.

Motion by Scott Tenney and 2nd by Margaret Bickford to conditionally approve the plan providing that they add the total calculation of the total wetland area and dry upland area of the plan for each individual lot.
Motion carried with 4 in favor, none opposed.

Conceptual Discussion – 47 Main Street-Jason Seymour

Jason Seymour came before the Board with a conceptual for 47 Main Street and provided packets about what he was presenting. Chairman Sadowski asked if Mr. Seymour had been before the Zoning Board and Mr. Seymour answered not yet. Mr. Seymour wanted to get the towns input to make sure that this was something the town wanted to do before he went further. Mr. Seymour explained that he has a variance for the building to be residential, but he would like to remove the variance and make the entire building into commercial. Mr. Seymour explained that first two floors would be used as a teen or community center, with the emphasis being on the teen program and the community center when available. The white part of the building would be offered to Historical Society for their use and the third floor to be used as the charity headquarters. He would like to partner with the town to see how it could best be used. Mr. Tenney asked for clarification if the tenants would be moved out, and Mr. Seymour confirmed that there would be no residents and the residential portion would be gone.

Margaret Bickford asked if there will be any onsite supervision. Mr. Seymour expressed there would be and that they are in the process of finding a director to help with the different programs and will need people for specifically for the first and second floors. The third floor would be designated for the headquarters, so there will not be teens up there, it would be administrative offices. Vice-Chair Horsley asked what organization would be in charge of it. Mr. Seymour explained they are in the process of making a non-profit and working with their lawyers on the structure. Chairman Sadowski mentioned the automotive program being offered and that Mascenic Regional High School already has one of those programs. Mr. Seymour explained that they are looking to do an automotive engineering program, which is different than what Mascenic is offering. He explained they were in contact with the teacher of that class, the principal, and the superintendent, and that they are looking to do something in conjunction with them. Mascenic focuses on shop while their program would focus on

engineering. Vice-Chair Horsley asked if there would be use of tools or computer modeling or simulation, and what would be the emphasis of the engineering. Mr. Seymour answered they are ultimately looking to expand in to all aspects of engineering but will be doing automotive which would use tools and small engines.

Chairman Sadowski asked what would a teen going do while there, with Vice-Chair Horsley asking if there would be adults there to give structure and would there always be a program. Mr. Tenney asked if during the times the center is open, would there be other activities other than engineering programs. Mr. Seymour explained that there would be multiple programs offered depending on what town needs and referenced some of the programs offered at the Teen Center in Antrim, like gardening, cooking, writing, and acting. He noted there is a schedule provided for the programs a couple months in advance and they have to sign up. There are also computers with 3D printers, a karaoke machine, and basketball games offered during their open hours. The teen center would give teens a place to go after school and hang out and have something to do, while having the main emphasis on offering the programs. Mr. Seymour also explained that they have met with organizations that already have policies and procedures in place to address issues that may arise, and that the organizations are willing to work with them to build those policies and procedures that are needed.

Chairman Sadowski asked what DLP Headquarters was, with Mr. Seymour responding the it stood for the DeLorean Legacy Project. Mr. Tenney expressed that he understands that they are in the process of structuring the non-profit, but wanted to know if there would be charging for any portion and if they were looking for this to be public funded or by grants. Mr. Seymour said it was what the lawyer tells him he needs to be doing, but he is not looking to charge or make money. Mr. Seymour expressed that they have people that want to give money, but they cannot except it yet, but the intention is not to ask the town for money. Mr. Tenney questioned about asking the town or the state for money. Mr. Seymour interjected that the state provides for stuff like this, and when he talked to The Grapevine in Antrim, they mentioned that's where they got a good portion of their funds.

Parking and which towns would be included were discussed, along with ages that would be included and what if any medical issues would arise. Chairman Sadowski asked about the hydro area and expressed concern about the kids being able to access that area. Mr. Seymour explained the hydro is separate and the kids would not have access to that area. Deputy Fire Chief Charles Buttrick informed Mr. Seymour that if they change the use of the facility, he will have to comply with fire codes that are in effect and cannot go back to the grandfathered codes. Mr. Seymour expressed that he wanted the new codes to apply, with further conversation about fire safety within the structure. There was also discussion on some of the items Mr. Seymour would have to address to work towards when putting the application and site plan together, and Mr. Seymour would come back with another conceptual with everything drawn out before the formal application. The Board expressed that they liked the idea and thanked Mr. Seymour.

Conceptual Discussion Fieldstone Land Consultants, Michael Ploof– Michael Lamarre, self-storage site on Tax Map 2 Lot 37-A

Michael Ploof, a land surveyor for Fieldstone Land Consultants, expressed that they are not ready to discuss the preliminary for the site plan and will hold off until they get everything put together.

Other Business:

Deputy Chief Buttrick stated that he was there for the Dunster Ave public hearing for the fire related portion of the application but was unaware that the meeting was rescheduled for 60 days. Mr. Buttrick asked if there was a way to communicate when things are canceled or continued, so that he is not at the meetings when he does not need to be. Chairman Sadowski offered to get Mr. Buttrick's cellphone number and could sent him a text when these issues arise and asked if this would be helpful. Mr. Buttrick expressed this would be helpful.

Vice-Chair Horsley motioned to hold a vote on who would be the Vice Chairman of the Greenville Planning Board. Scott Tenney asked if he was stepping down, and Vice-Chair Horsley replied yes. Mr. Horsley nominated Scott Tenney for Vice-Chair of the Greenville Planning Board

Motioned by Miles Horsley, 2nd Margaret Bickford, nominate Scott Tenney for Vice-Chair of the Greenville Planning Board, Motion carried with 3 in favor, and 1 abstained.

Minutes

Motioned by Scott Tenney, 2nd Vice-Chair Myles Horsley to accept the corrected minutes of the May 12, 2022 meeting as presented. Motion carried with 3 in favor, none opposed.

Motioned by Scott Tenney, 2nd Vice-Chair Myles Horsley to accept the minutes of the June 9, 2022 meeting as presented. Motion carried with 3 in favor, none opposed.


Adjournment

Scott Tenney motioned to adjourn at 8:20 pm, 2nd Margaret Bickford, Motion carried with 4 in favor, none opposed.

Next Meeting: Thursday, August 11, 2022 at 7:00 pm

Respectfully Submitted,
Kelly Fitzwater

APPROVED BY:
Greenville Planning Board



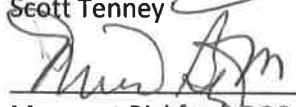
Michael Sadowski, Chairman



Miles Horsley, Vice Chairman



Scott Tenney



Margaret Bickford, BOS Ex-Officio

Vacant - Absent