

Town of Greenville, New Hampshire
Planning Board
Minutes
Thursday, September 22, 2022

The Greenville Planning Board met on **Thursday, September 22, 2022** in the Town Hall, 46 Main Street, Greenville, NH 03048.

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

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 emailed the Planning Board to withdraw the site plan application as he submitted a new application for something different. Chairman Sadowski asked for a motion to close the public hearing.

Closing of the public hearing for site plan review for Dunster Motioned by Vice Chair Scott Tenney, 2nd Miles Horsley, motion carried with 5 in favor, none opposed.

Public Hearing for Completeness of the Amended Site Plan Application for the Previously Approved Barton's Ridge Subdivision – Gimak Properties, LLC

Chairman Sadowski opened the public hearing, stating he had reviewed the application and he defined it to be complete. He asked the Board if they had a chance to review the amended application and asked if there were any questions. A majority of the Board said they had reviewed the application. There were no questions from the Board and Scott Tenney motioned to accept the application as complete.

Acceptance of the Amended Site Plan Application for the Previously Approved Barton's Ridge Subdivision as complete Motioned by Vice Chair Scott Tenney, 2nd by Miles Horsley, motion carried with 5 in favor, none opposed.

Public Hearing for the Approval of the Amended Site Plan Application for the Previously Approved Barton's Ridge Subdivision – Gimak Properties, LLC

Christopher Guida, a wetlands and soil scientist for Fieldstone Land Consultants, expressed he was there for Chad Branon, the project engineer for Barton's Ridge Subdivision – Gimak Properties, LLC. Mr. Guida expressed that there is a lot of ledge in the southern portion of the site; therefore, they are looking to relocate two of the units, with everything staying the same, including the drainage. Mr. Guida explained that the two units would be moved to the western side of the site with no additional wetlands crossings, the number of units are the same as well as the density, and that the number of duplexes versus the number of single units would remain the same. Chairman Sadowski asked if the units being relocated would be the same type of units. Mr. Guida answered that there are the same number of duplex units and the same number of singles. Maggie Bickford questioned if they were changing it for ease of building. Mr. Guida answered yes and explained that there is a good chunk of ledge with would require extensive blasting and extensive cost. He also explained that they did not find as much ledge in the new location and that it was workable, but the original location is just a big solid piece of ledge. Mr. Guida expressed that is more worthwhile to try relocate the units, not just for construction costs, but also environmentally, and not having a huge blasted ledge face there. Chairman Sadowski explained

to Ms. Bickford that they had come to the Board with a conceptual about 10 months prior they just never formally requested it.

Chairman Sadowski asked how far along in phase one is the project. Chairman Sadowski explained that there has been an extensive period of time that has gone by since the project began and there has not been any compliance hearings. Mr. Guida expressed that it was a question he is unable to answer and that he was unsure how many units they have in there. Vice Chair Tenney asked if they had a denoted phasing schedule on the plans. Mr. Guida answered yes and confirmed the Board had the narrative. Mr. Guida explained phase one units are one through seven, 22, 37, 47, and 55, he is sure that with the whole plan set, there is a phasing sequence that is outlined, but as far as how many are built currently, he was not sure. Vice Chair Tenney asked which phase would the relocated units be under. Mr. Guida expressed that he believed it is under phase two, and phase two will consist of Winslow Drive and units eight through 21. Chairman Sadowski followed up with asking where does that put the relocated units/residents and to which phase, how does this affect fire hydrants, and snow removal, suggesting Mr. Guida ask about these items. The Board and Mr. Guida discussed the relocation of the units again for clarity.

Kelly Fitzwater, Administrative Assistant, asked Mr. Guida if they had started numbering the units, with him answering he was sure they had in some fashion. Ms. Fitzwater explained that there was some confusion between her and the seller's agent with the numbering, and that she does not want to be errors in assessing. Mr. Guida expressed they would relay the information to the owner. Ms. Fitzwater suggested that when they sell the units, to not just list the unit number, but reference the map and lot number as well. Mr. Guida asked if they were all going to be on the same map and lot. Ms. Fitzwater answered that they will all be on the same map but not lot, they all have different lot numbers. Chairman Sadowski asked the Board if there were any questions, there were none. He also asked the residents and nonresidents if they had questions, there were none. Chairman Sadowski concluded that the portion of the public hearing was closed for discussion.

Vice Chair Tenney discussed the shift in the existing duplexes and expressed that they should get comments from the Fire Department in regards to the hammerhead at the end of where the new duplex is coming down, to verify sizing and distance from the closest hydrant. Chairman Sadowski also reiterated providing where they were at with the phase right now and which phase will the relocated units be in, and plans for snow removal. Tim Kearney addressed the different lot numbers and addresses, and suggested it may need to reidentify lots on the plot map. Vice Chair Tenney asked Mr. Guida if it would be possible to put a berm at the end of the units being moved, or something of that nature at the end of the hammerhead to prevent anything from entering the wetlands at that point, or was that a partial to the drainage. Mr. Guida explained that there is a swale that starts where the building is but he imagines there could certainly be a berm along it, and that the road is built up a little bit and it looks like there is fill to build that road. Vice Chair Tenney expressed concern of someone who is not familiar with that area will push the snow into the wetlands, and suggested even boulders could be used. Chairman Sadowski expressed they should continue this to the next meeting, and that it's on the calendar for October 13th but it may need to be adjusted for availability of Town Counsel

Motion to continue the public hearing for the Approval of the Amended Site Plan Application for the previously Approved Barton's Ridge Subdivision to Thursday, October 13th at 7:00PM at the Town Hall Meeting Room by Vice Chair Scott Tenney, 2nd by Mile Horsley, motion carried with 5 in favor, none opposed.

Conceptual Discussion – SKRE Improvements/San-Ken Homes Inc., 4 Happy Hollow, Map 6 Lot 3

Kenneth Lehtonen, from San-Ken Homes, came before the Board with a rough concept. Mr. Lehtonen was gathering information to see what the Town regulations would be in regards to the project. Mr. Lehtonen presented a 20-unit, townhouse style apartments. He explained that he is proposing parking in the front and rear of one of the buildings, and depending on how the lot laid out with final grades, potentially from and rear

parking on both buildings, explaining that a full survey and engineered plan would need to be done to determine feasibility and the final layout.

Chairman Sadowski clarified that SKRE Improvements/San-Ken Homes was looking to have two floors, and Mr. Lehtonen confirmed that they were. Chairman Sadowski explained that with the lot being in the Downtown District, the ground floor cannot have residents. Mr. Lehtonen asked for clarification or cite the portion of the regulation that they can look up. Chairman Sadowski explained that 2.7.2, the permitted uses in the Downtown District says that two family and multi-family dwellings, including condominiums provided that in buildings, having more than one floor, dwellings shall be above the ground floor. Chairman Sadowski also referenced 2.7.4, where there are no conversions from a single family to a two-family or multi-family dwelling. Mr. Lehtonen asked if that included a full demo, and Chairman Sadowski expressed that it was a conversion. Further discussion about the concept of a conversion continued, with Mr. Lehtonen expressing his disagreement with Chairman Sadowski.

There was discussion on what is allowed by ordinance, how and why the ordinance was created, set-backs, parking, emergency services, signage, and connection to town water and sewer. There was also discussion on what type of building might be considered, like a ranch style, and if it may have to go to the ZBA for a variance. Mr. Lehtonen asked if they should come back for another conceptual once they have the ranch style figured out and have the site cleaned to get a more accurate conceptual, and Chairman Sadowski said yes.

Conceptual Discussion – Northeast Drill Supply, Brown Drive, Map 1 Lot 50

Chairman Sadowski called for Northeast Drill Supply, but they were not present.

Review of Town Ordinances

Chairman Sadowski explained that there are items that are broken up, like the ADU and Signage changes that had been approved, but had not been combined in the Zoning Ordinance document. Chairman Sadowski said he will be combining the two approved ordinances into the original master document and replace the existing one on the Town Website. The Board discussed the following changes to the Zoning Ordinances:

1. ADDING under Section 1.4 – Definition

- a. **Conversion.** To repurpose existing commercial, industrial, institutional structures, or a single-family structure into multiple dwelling of apartments or condominiums.
- b. **Driveway.** Means an area located on a lot, tract, or parcel of land, built for access to a garage or off-street parking space.
- c. **Frontage.** Shall mean the contiguous length of the lot bordering on, and granting access from a Class V or better highway, as defined in New Hampshire Revised Statutes Annotated (RSA) 229:5, or a street shown on an official map, or a private road as approved by the Planning Board.
- d. **Open Space.** Land that is set aside for protection from development in perpetuity, usually left in its natural state, for the purposes of natural resource conservation, wildlife habitat, water supply protection, passive recreation and other amenities in conformance with the provisions of this ordinance.

2. DELETEING under Section 2.7.4 – Lot Requirements Downtown (D) District – a. Minimum Area

- a. "1. Residential uses in the Downtown District are exempt from the minimum area provisions of Appendix A. Minimum Lot Size Ordinance, and Appendix B, Open Space Residential Development Ordinance.

3. CHANGING under Section 2.7.4 – Lot Requirements Downtown (D) District – c. Parking and Driveways

- a. Change "1. All residential and non-residential uses are exempt from the provisions of Section 4.3 of this Zoning Ordinance, Off-Street Parking." to "1. All existing residential and non-residential uses are exempt from the provisions of Section 4.3 of this Zoning Ordinance, Off-Street Parking."

The Board discussed increasing the Subdivision Fee Schedule due to inflation and increased cost in postage. The Board agreed on increasing the Abutters Fee to \$8.00, the two-lot subdivision fee to \$200.00, and the three or more-lot subdivision to \$300.00 for the first two lots, plus \$50.00 for each additional lot. Chairman Sadowski request that the Public Hearing be scheduled on the next Planning Board Meeting.

Other Business:

Chairman Sadowski relayed to the Board that there needs to be a public hearing at the next Planning Board meeting for the new Dunster Ave – Dan Hines application and that Town Counsel is not available on Thursday's due to a prior commitment. The Board discussed dates and agreed upon changing the Thursday, October 13th at 7:00PM meeting to Wednesday, October 19th at 7:00PM and that Christopher Guida from Fieldstone Land Consultants would need to be notified.

Rescheduling the Planning Boards Thursday, October 13th to Wednesday, October 19th at 7:00PM at the Town Hall Meeting Room motioned by Vice Chair Scott Tenney, 2nd by Margaret Bickford, motion carried with 5 in favor, none opposed.

Minutes

Motioned by Scott Tenney, 2nd Margaret Bickford to accept the minutes of the July 14, 2022 meeting as presented. Motion carried with 4 in favor, one abstained.

The minutes of the August 11, 2022 need to be updated, and will be reviewed at the next Planning Board Meeting.

Adjournment

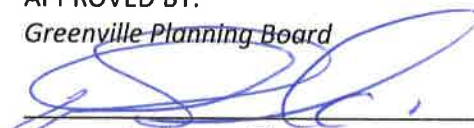
Vice Chair Scott Tenney motioned to adjourn at 9:19 pm, 2nd Margaret Bickford, Motion carried with 5 in favor, none opposed.

Next Meeting: Wednesday, October 19, 2022 at 7:00 pm

Respectfully Submitted,
Kelly Fitzwater

APPROVED BY:

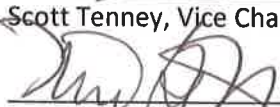
Greenville Planning Board



Michael Sadowski, Chairman



Scott Tenney, Vice Chairman



Margaret Bickford, BOS Ex-Officio



Miles Horsley



Tim Kearney

Town of Greenville – Planning Board

Public Hearing – September 22, 2022,

Amended Site Plan Application for the previously approved Barton's Ridge Subdivision by Gimak Properties, LLC (Applicant & Owner), Pleasant Street, Greenville, NH, Assessor's Map: Map 2 Lots 23-U01 through 23-U55 & 23-1. *Zoned Residential.*

Name:

Address:

Marshall A Luttich	240 Adams Hill Rd Greenville
Chris Gunde	Fieldstone
Nikki O'Neil	San-Ken Homes
Kenny Lehtonen	586 Turnpike Rd NJ
Asma Sami	MLT
Stacy DeVal	15 Pleasant St Greenville