

Town of Greenville, New Hampshire
Planning Board
Minutes
Wednesday, October 19, 2022

The Greenville Planning Board met on **Wednesday, October 19, 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; Biron Bedard, Town Counsel

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

Public Hearing – Zoning Amendments - To consider proposed amendments to the Town of Greenville's Zoning Ordinance, defining Conversion, Driveway, Frontage, and Open Space in Section 1.4, deleting a. Minimum Area and changing c. Parking and Driveways in Section 2.7.4 (Lot Requirements Downtown (D) District).

Chairman Sadowski called to open the public hearing with Vice Chair Tenney motioning to open the public hearing and 2nd by Miles Horsley, with 5 in favor and none opposed. Chairman Sadowski explained that the ordinances have not been revised since 2007, and as time goes on things need to be added and deleted to keep up with the times and to clarify what is trying to be accomplished as a town.

Chairman Sadowski read the definitions that the Board wanted to add to clarify things in the zoning. Chairman Sadowski then asked if there were any comments. Marshall Buttrick questioned the definition of frontage with the section referencing "a street shown on an official map", and wanted clarification on what is an official map for the Town of Greenville. Vice Chair Tenney expressed they he understood what Mr. Buttrick was asking and stated it would be our tax maps or any other map of that nature. The Board continued to discuss the clarification of an official map with Miles Horsley asking if the Highway Department had a list of roads accepted road that they maintain with Vice Chair Tenney responding he believed they did. Chairman Sadowski asked Town Counsel, Biron Bedard for his input. Mr. Bedard explained that there is not a definition of an official map, but official zoning maps and tax maps are both defined under statue, he suggested that the Board may want to use official zoning map, further explaining the issues that may arise using different examples and why the official zoning map would be appropriate. Chairman Sadowski expressed that he understood, with Miles Horsley thanking Mr. Bedard. Mr. Buttrick responded thank you and expressed that he concurred with what Town Counsel had said, explaining that as landowner, he had properties that showed on various surveys as either having frontage or erroneously not having frontage, and he would be concerned with the use of tax maps as they are generally stamped for assessing purposes only.

Deb Walsh asked about the Greenville Master Plan expressing when it was written, Greenville had no class five road and asked if Route 45 was not a class five road and we do not have class five road, but if we were changing the zoning. Chairman Sadowski explained that Rout 45 is a state road and if possibly a Class I or Class II roads. Tara Sousa, Town Administrator, expressed that the town has many Class V roads. Chairman Sadowski explained that that the Board is not changing the Class V roads, but the meaning of frontage shall mean the contiguous length of the lot bordering on and granting access from a Class V road or better. Ms. Walsh stated that is said in the Master Plan, who is responsible for maintaining it by class. Chairman Sadowski explained that

it was for defining what frontage is and that is all the addition is doing and that it was not for the Master Plan nor is it changing any classes of road or who is responsible for it.

Chairman Sadowski moved on to the deletion of Section 2.7.4 – Lot Requirements Downtown (D) District – a. Minimum Area and opened the floor for questions. Lauren Payshayan expressed concern about deleting this section because she did not see another area that would exempt downtown residential properties from minimum area requirements and in the introduction of Appendix A, the it had talked about buildings that had been faltered, expanded, repaired, converted, or rebuilt. Ms. Payshayan explained that she believed that removal of this section would take away their protection, and others that live in the Downtown District, to do repairs, alterations, or expansions. Chairman Sadowski explained that what was trying to be done is keep the aesthetics of the town intact and that they were trying not to overtax the services in town. Chairman Sadowski gave the example of someone bought a one-acre lot now, they would be able to place a couple apartment buildings, providing everything else meets zoning requirements, because they would be exempt. Chairman Sadowski further explained that by the removal of the exemption, it controlled how much density was in an area for the town, as opposed to allowing it to becoming overpopulated. Vice Chair Tenney explained that when looked at from an enforcement aspect, the introduction stated, “is intended to ensure adequate size of lots are provided for building that are build, erected, fabricated, or constructed, which is new construction, but then you get into the altered, expanded, or repaired”. Vice Chair Tenney further explained that in a repair scenario, lot size does not generally affect anything to do with lot size, while expansions and alterations did, and that if additions to the property are done, the building setbacks would still have to be met, which it not what this is talking about. Vice Chair Tenney continues that it is not talking about setbacks or property lines but the overall lot size as a whole.

Chairman Sadowski addressed the changing of section 2.7.4 – Lot Requirements Downtown (D) District – c. Parking and Driveways, expressing the only thing that was being changed is the addition of the word “existing”, “All existing residential and non-residential uses are exempt from the provisions of Section 4.3 of this Zoning Ordinance, Off-Street Parking.” Marshall Buttrick thought the two changes to 2.7.4 were together and asked if they would be appearing before the voters as two questions and cautioned that deleting and changing sections should be one question, because deleting something and then not replacing it with something else could create bigger issues. The Board discussed the merits of the questions being together or separate, with Town Counsel Biron Bedard advising that a common practice through New Hampshire with respect to definitions was that they were done as one question. Town Counsel Bedard also explained that if one question did not affect the other, the changing and deleting could be done separately. Chairman Sadowski asked if there were further questions; there being no further questions Chairman Sadowski called for closing the public hearing.

Closing of the public hearing Zoning Amendments Motioned by Tim Kearney, 2nd Miles Horsley, motion carried with 5 in favor, none opposed.

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

Chairman Sadowski started the hearing asking why there were plans already filed with the Registry of Deeds. Nathan Chamberlin, Senior Civil Engineer for Fieldstone Land Consultants, explained that as a part of his AG approval, the Gimak needs to record plans for every building in the stages they were in.

Mr. Chamberlin explained the they were before the Board last month and that there were some questions and concerns. He gave a brief synopsis of what was being relocated, as addressed in the prior Planning Board meeting in September. Mr. Chamberlin addressed the questions the Board had about the phases, and the Fire Department. Mr. Chamberlin explained moving the units put a couple of the surrounding building into phase one and they the Planning Board at the completion of each phase to give an update, because they had not

completed phase one yet. Chairman Sadowski asked how far out are they from completing phase one. Mr. Chamberlin explained that it was a slow start going through the AG process and that it was market driven. He has the AG approval now and started marketing and is up and running, and that they hoped it would be done by the end of next summer. Mr. Chamberlin explained that there was concern expressed about the proximity of the wetland to one of the driveways, further explaining they had shifted it in and tipped the tip of the driveway from the wetlands, so it was pitching the water away from the wetlands and then down into the treatment system in the back, which was already on the flood plan.

Chairman Sadowski asked Mr. Chamberlin if they had received input from the Fire Department, due to Vice Chair Tenney recommending them getting comments from the Fire Department in regards to the hammerhead and where the new duplex was going at the last Planning Board meeting. Mr. Chamberlin expressed they he didn't know about that, but he knew that they had talked to them about the addresses. Tara Sousa, Town Administrator relayed that she had spoken with the Fire Chief and Assistant Fire Chief, and her understanding about the hammerhead, having to do with hydrants and accessibility. She did get the concurrence that with the shifting of the locations, they were reachable by the hydrants. Assistant Fire Chief Charles Buttrick came in while Ms. Sousa was speaking and expressed agreement that the way the hydrants are set out, they had no problems with the changes being made. Mr. Buttrick spoke about the numbering system and what would be best practices for emergency vehicles that may need to find a unit that needs services. Mr. Chamberlin stated that as far as the addresses went, when they get the conditional approval from the Board and have a finalized plan, they can send it to the Fire Department and get the numbers.

Ms. Sousa explained that she was in communication with E911 about addressing to make sure that what is being done was close to the recommended process or parameters. Ms. Sousa asked if the hammerhead was going to be a separate named road or a shared drive, because the way it branched off could be a separate road. Mr. Chamberlin expressed that it would probably need to have a separate name. Ms. Sousa expressed that it would be the easiest way to ensure that unites can be found so people do not go up the circle trying to find them.

Ms. Sousa asked if the conservation area and open space area were recalculated, because the ledge will not be untouched. Ms. Sousa mentioned she recalled that there wasn't a lot of extra open space and that there was just enough open space to allow for the cluster the way it was. Chairman Sadowski expressed that the lot sizes were still the same and that they were just moving them. Marshall Buttrick expressed the same concern as Ms. Sousa, because on the original plan there would be 40% of the gross land as open space. Mr. Buttrick asked if by moving the location of the two units are they trading it for open space, and if the new location was previously designated as open space. Mr. Chamberlin expressed that they had almost double the amount of open space required. Mr. Buttrick responded to Mr. Chamberlin that it wasn't his question, but were these new units going into what was previously designated as open space, because that would change the amount of open space. Mr. Chamberlin explained that the plan doesn't show the open space on it, it was just an overall plan. Chairman Sadowski expressed to Mr. Buttrick that they may need to research this and continue to another meeting so we can get the answer, because the information wasn't readily available. After looking through the plans, Mr. Chamberlin stated that it would be going into what was currently open space, but with the changes it would be a gain in open space, even though they already had over what was required. Chairman Sadowski expressed that they would like to see the actual calculation. Chairman Sadowski recommended addressing how it would affect the open space, and what was now designated as open space and what was not. Mr. Tenney also recommended that the four units, 18, 19, 20, and 21, on the south of Winslow drive be a separate named road. Mr. Chamberlin asked what the process to name a road was in town, do they suggest one or do they have to speak to someone. Chairman Sadowski explained that it would be the Road Agent and the Selectmen's Office.

Motion to continue the Public Hearing for the Completeness and Approval of the Amended Site Plan Application for the Previously Approved Barton's Ridge Subdivision – Gimak Properties, LLC to Thursday,

November 10, 2022 by Vice Chair Scott Tenney, 2nd by Miles Horsley, motion carried with 5 in favor, none opposed.

Conceptual Discussion – Blanch Farm Road, Map 1 Lot 44, Nathan Somero and David Somero, Davis Village Properties, LLC.

Nathan Somero explained that he wanted to use the existing building to assemble trailers, they manufactured at their plant in Michigan that does the welding, and due to trucking costs, it was more cost efficient to have them shipped to the Greenville location to be assembled, adding the tires, wheels, wires, harnesses, and other items. Chairman Sadowski asked how big the current building was, with Mr. Somero responding that he thought the current building was 40 by 50. Vice Chair Scott Tenney asked what the building was currently being used as. Mr. Somero explained that was not being used at the moment, as they are going through a remodel. Vice Chair Tenney asked what it was used for before the remodeling and Chairman Sadowski asked what the intent for the building was. Mr. Somero explained they were going to assemble the trailer, not manufacture them. Tara Sousa, Town Administrator gave some historical context and that her understanding was that the building was originally built to house the water tank for the three condos that have since been taken down. Ms. Sousa explained that the condos never were fully developed so the building never became the intended purpose. There was discussion about future plans of the property, adding a commercial condo/flex space, pricing of the trailers, licensing, and how customers would take possession of them after purchased.

Public Hearing for Completeness and Approval of the change of use Site Plan Review for 8 Dunster Avenue - Dunster Realty LLC.

Chairman Sadowski asked to get a motion to open the public hearing. Vice Chair Scott Tenney motioned to open the public hearing, with Tim Kearney 2nd, motion carried with 5 in favor, none opposed. Chairman Sadowski expressed that he did not find the application complete, explaining item 2 on list, that the drawings that were given do not have apartment sizes, that was more of basic sketch that does not provide any details and the writeup was basic, and with check list item 9, he also saw no evidence that the Fire Department or Police Department were notified, even though they had it marked they were. Tim Kearney added that there were no sizes, or where things like plumbing and emergency thing will go, and believes more detail was needed. Vice Chair Tenney was in agreement with Chairman Sadowski on item 9 on the check list, in regards to the notification of town services. The Board discussed the minimum sizing of the units as stated in the zoning ordinances.

Dan Hynes expressed that he understood that each area needed 600 square feet and the reason they were not specifically laid out is that they were proposing 10 units, but if the Board say they want something different the entire engineering plan would have to be redone which would be costly. Mr. Hynes explained the application does say it would be all of the requirement of the town and ordinances, and he was asking for something conditional with the understanding that he would still need to present a more detailed plan. Chairman Sadowski asked why he didn't ask for a conceptual first. Mr. Hynes explained that the project had been going on for over a year with things being delayed, and that the prior application was with the possible access to additional parking but that did not go through. He explained that with the current parking situation that it what could be allowed, other than the possibility of a church, which is an alternative option if the current application does not go through.

Chairman Sadowski asked about number 9 on the check list and about not talking to the Fire Department, Police Department, and other services. Mr. Hynes expressed that he had understood that Sam from Meridian Land Service had sent it to them all and will have to see if there is any documentation of it. Assistant Fire Chief Charles Buttrick shook his head no and explained to Mr. Hynes that the response was going to be them as the first proposal that was submitted and would have to meet the NFDA for a change in occupancy, which means

the units would need to be sprinkled and also an alarm system in the building. Mr. Hynes expressed that he understood that and did and if approved he would have to have to comply with NFDA.

The Board and Mr. Hynes discussed the parking requirements, if there would be enough spaces, and what the garage would be used for. Mr. Hynes explained that there were over 22 parking spaces, roughly 30 that already exist and did not need to add any to meet the two per unit requirement. Mr. Hynes also explained that the garage could be storage, a garage, or additional parking, but it does not have any particular use other than an accessory use storage. There was discussion on ADA issues and requirements, locations of the doors and stairways, and lighting.

Vice Chair Tenney explained that the plans were preliminary and to make an informed decision it would need to show a fair amount of more detail, like ingress and egress components, actual parking spaces, and proposed dimensions of what the units actually were. Chairman Sadowski asked Mr. Hynes if he would like to continue the public hearing, and Mr. Hynes answered yes. Chairman Sadowski asked how much time would Mr. Hynes would need. Mr. Hynes expressed that he expects to get everything done by the November 10, 2022 meeting.

Motion to continue the Public Hearing for Completeness and Approval of the change of use Site Plan Review for 8 Dunster Avenue - Dunster Realty LLC by Vice Chair Scott Tenney, 2nd by Tim Kearney, motion carried with 5 in favor, none opposed.

Conceptual Discussion – 21 Chamberlin Street, Map 5 Lot 132-1 and Lot 132, Joshua Hamel

David Eckman, Civil Engineer for Eckman Engineering, LLC and Joshua Hamel, from Solid Roots Construction, LLC were there to present for the conceptual. Mr. Eckman explained they were proposing renovating the existing building into a rehabilitation facility. Chairman Sadowski asked what type of rehabilitation they were speaking of. Christopher DiNicola, also representing the facility explained that it would be a mental health and substance abuse rehabilitation facility. Mr. Eckman explained that the last time they were before the Board, parking spaces were an issue. He further explained the people that would be going there stay for a period of time and then leave and that the people coming in were brought in and dropped off, they would not have cars to come and go, and there would be a full-time staff consisting of eight medical personnel and four support staff. There would be 16 parking spaces around the building because of codes and they had signed an agreement with the owners of 21 Mill Street for 20 spaces, which was about 200 to 250 feet from the lower door. The spaces would be reserved for visitors, guests, relatives, and other people there for the facility. There would be 65 bed total, consisting of one bed and two bed rooms. Mile Horsley asked if there would 24-hour security, with Chairman Sadowski also expressing safety concerns. The Mr. DiNicola explained there is no security because it is not a locked facility and those that went there did so voluntarily, and there would be 24-hour supervision staff, direct staff, nurses, and medical providers. He also explained that it was a 28-day residential facility that takes care of those that need help with addiction and mental health, like depression and anxiety. There would be a pre-admission process and if someone were to qualify for a higher level of care, they wouldn't be admitted into a facility like this one. There was discussion on licensing, size of the bedrooms, facilities on site, building structure, boundaries, and traffic. There was discussion of the application that was turned in to be on the November 10, 2022 and if they would have all the changes in place and if it would be feasible to continue for that date. It was determined that they would come back with an updated conceptual at the November 10th Planning Board meeting and quit the current application and resubmit a new application for the December 10, 2022 meeting.

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

Mike Gorseck presented for Northeast Drill Supply. Mr. Gorseck explained that Northeast Drill Supply was owned by Blake equipment, which had been in the area for quite some time, and was just bought out by Headwater. They had purchased the site from Jerry Parker, who originally owned it when it was Pitcherville. Mr. Gorseck expressed that they were the only ones occupying the building and no other businesses were there.

He explained the applications had done the before when it was just Northeast Drill, by Fred Kuda, who originally owned it, but during the sale Mr. Kuda let it lapse and they did not realize it before it was too late. They were looking to do what they were doing before, keeping a drill rig on site for two weeks max. As a dealer they are in between being built and delivered to the customer, and the drills are sold as shows and sell about four per year. Chairman Sadowski asked what they were looking to do. Mr. Gorseck replied that they want to renew their application to have a dealer license. There was discussion of the building being broken up and there wasn't a site plan approval that shows they were the only ones in the building, and if it would be necessary to do a full site plan application. Tara Sousa, Town Administrator explained the issue was, the town was aware there had been two operating businesses there and they had never seen anything showing that the building had been broken up. Ms. Sousa expressed to the Board, hers and the building inspectors' concerns, in terms of having something that denoted hours of operations, noise, and those things that are different from Potterville's operations and their operations, and whether that required them to do engineered plans and a full site plan review. There was a discussion on how many people were currently at the site, the merits of it going from a single business to a multiple business, back to a single business building, hours of operation, and signage. There was also discussion about the site plan application and what the Board would be looking for.

Request for Comment from the Selectmen, pursuant to RSA 41:14

Vice Chair Tenney expressed he was not familiar with the property. Chairman Sadowski and Tara Sousa, Town Administrator, explained that it was behind 8 Dunster Road, with Chairman Sadowski showing where it was on a map. The Board discussed the layout, shape, and topography of the lot. Chairman Sadowski expressed concerns over what the person interested in the property would be able to do, to which Ms. Sousa asked for the Board to refer to the list of items on the letter if there were concerns about what could be done with the property after the fact. The Board discussed the restrictions, with Chairman Sadowski asking what the deed restrictions were. Biron Bedard, Town Counsel, explained that they buyers said they would accept restrictions that there would be no residential construction on that property, as long as it does not prohibit use of storing equipment on it. There was discussion on the back history of the lot, and the subdivision it was a part of, what selling the property would accomplish, and what would be in the best interest of the town. With the Board being in favor of selling the property, they will write a letter to the Selectmen stating their position.

Other Business:

There was a discussion at the last meeting to review the Subdivision Fee Schedule and after advice with Town Counsel Bedard, they are able to vote on it and it does not have to go for town vote. There was also discussion to have the Site Plan Fee schedule to align with the Subdivision Fee Schedule.

Motion to accept the revised Table D-1, Subdivision Fee Schedule by Vice Chair Scott Tenney, 2nd by Margaret Bickford, motioned carried with 5 in favor, none opposed.

Motion to match the Site Plan Review Fee Schedule to the Table D-1 Subdivision Fee Schedule by Scott Tenney, 2nd by Margaret Bickford, motion carried with 5 in favor, and none opposed.

The Board talked about the deletion of the lot requirement under section 2.7.4 and adding "official zoning map" under the frontage definition.

Motion to add the word zoning between official and map by Vice Chair Scott Tenney, 2nd by Mile Horsley, motion carried with 5 in favor, none opposed.

The Board discussed how to go about making Chamberlin Street a one-way street referencing the ease and safety navigating the street, and parking issues.

Minutes

Motioned by Scott Tenney, 2nd by Tim Kearney to accept the minutes of the August 11, 2022 meeting as presented. Motion carried with 5 in favor, none opposed.

Motioned by Scott Tenney, 2nd by Margaret Bickford to accept the minutes of the September 22, 2022 meeting as presented. Motion carried with 5 in favor, none opposed.

Adjournment

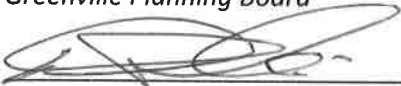
Vice Chair Scott Tenney motioned to adjourn at 10:19 pm, 2nd Miles Horsley, motion carried with 5 in favor, none opposed.

Next Meeting: Thursday, November 10, 2022 at 7:00 pm

Respectfully Submitted,
Kelly Fitzwater

APPROVED BY:

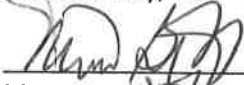
Greenville Planning Board



Michael Sadowski, Chairman



Scott Tenney, Vice Chairman



Margaret Bickford, BOS Ex-Officio



Miles Horsley



Tim Kearney

Town of Greenville – Planning Board

Public Hearing – October 19, 2022

Zoning Amendments to the Town of Greenville's Zoning Ordinance, defining Conversion, Driveway, Frontage, and Open Space in Section 1.4, deleting *a. Minimum Area* and changing *c. Parking and Driveways* in Section 2.7.4 (Lot Requirements Downtown (D) District).

Name:

Address:

LAUREN PASHAYIAN

1 TEMPLE ST.

FRED FLORETH

1 Temple St, PO Box 79, Greenville

Marshall A. Buttrick

240 Adams Hill Rd. Greenville

Daniel & Christa Ward

1 Main St Greenville

Town of Greenville – Planning Board

Public Hearing – October 19, 2022

Continued Public Hearing for approval on the 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 Buttrick 240 Adams Hill Rd Greenville

Daniel & Christa Ward 1 Main St Greenville

Town of Greenville – Planning Board

Public Hearing – October 19, 2022

Public Hearing to conduct a completeness review and approval of the Change of Use Site Plan Application for converting 8 Dunster Avenue from an antique store and hair salon to a 10-unit multi-dwelling property, by Dunster Realty LLC (Applicant & Owner, Dan Hynes), 8 Dunster Avenue, Greenville, NH, Assessor's Map: Map 8 Lot 37-B. *Zoned Downtown District.*

Name:

Address:

Marshall A. Buttrick	240 Adams Hill Rd	Greenville
Alan Gaurin	9 Dunster Ave	Greenville
Christa & Dan Ward	1 Main St	Greenville