

Town of Greenville
Planning Board

Minutes – November 10th, 2022

Call to order at 7:00 p.m. in the Town Hall Meeting Room, 46 Main Street, Greenville, NH. Present: Chairman Michael Sadowski, Vice Chair Scott Tenney, Member Miles Horsley, BOS Ex-officio Margaret Bickford, Member Tim Kearney, Administrative Assistant Kelly Fitzwater.

Vice Chair Tenney noted the receipt of a completed application received for 21 Chamberlin St., and discussed the need to change the meeting date due to the town attorney's unavailability. A concern was brought up by BOS Ex-officio Bickford that the Town Hall Meeting Room may be too small for the next meeting's turnout. The other members of the Board believed the room should be sufficient.

Motion to reschedule next meeting to Wed. December 7th at the Town Hall Meeting Room at 7:00 p.m. put forward by Vice Chair Tenney, 2nd by Mr. Horsley, all in favor, none opposed. Motion carried.

Zoning Amendments Public Hearing:

Chairman Sadowski read the public hearing notice. **Motion to open the Zoning Amendments Public Hearing by Vice Chair Tenney, 2nd by Mr. Horsley. All in favor, none opposed. Motion carried.**

Chairman Sadowski reviewed the addition of definitions for conversion, driveway, frontage, and open space. No questions were asked by the public.

The deletion of segments a & b from "Lot Requirements of the Downtown District: Minimum Area" was proposed, as well as a slight change to segment c currently reading "All residential and non-residential uses are exempt from the provisions of section 4.3 of this zoning ordinance, off street parking." to "All existing residential and non-residential uses are exempt from the provisions of section 4.3 of this zoning ordinance, off street parking", which Chairman Sadowski noted was a change from the previous presentation. Lauren Pashayan, of 1 Temple Street, expressed her concerns of the deletion of this segment regarding the rights of many in the downtown area. The deletion of said segment would cause her lot and many others to become "Non-conforming Lots". She discussed her review of the properties currently conforming to 1+ acre in the Downtown District, and found only 3, or 2%, are conforming. Chairman Sadowski explained that the change is an effort to maintain the small-town feel, as currently, buildings can be torn down and replaced with multi-unit buildings. Ms. Pashayan expressed concern about the ability to make repairs to a non-conforming structure. Vice Chair Tenney disagreed, pointing the protections in 3.4 A. Ms. Pashayan countered that under A3, the onus would now be one the owner to prove that they have a legal non-conforming use. Chairman Sadowski and Mr. Kearney reviewed A4 and A5. Ms. Pashayan questioned why this was being proposed now. Vice Chair Tenney discussed the Board's intent is to avoid over-building on small lots. Ms. Pashayan expressed concern that the

proposal will affect the value of her property. Chairman Sadowski discussed a recent proposal to demolish a single-family home and replace it with 2 10-unit buildings, as an example of something which would be curbed with the recommended changes. In response to Ms. Pashayan's inquiry about a development plan, Chairman Sadowski directed her to the Town's Master Plan, available on the Planning Board's page of the Town website. Mr. Horsley suggested that a change could be developed to ensure rebuilds need not be completed within one year. Chairman Sadowski explained that such change would need to be considered for a future amendment, as substantive changes could not be made at this time. Mr. Horsley noted the historic nature of New England, with most houses in Greenville being 100+ years old and predating zoning regulations.

Debra Spratt, of 7 Temple Street, also echoed concerns about the one-year completion deadline for construction. She stated that the time constraint caused her worry as we are currently living in a time where resources may be scarce. She also expressed concerns about "slum landlords" and code enforcement of illegal apartments. Members of the Board agreed that it could cause concern with the current phrasing regarding completion of reestablishment of a pre-existing non-conforming use, and that it would be a good topic of further debate. Potentials for revised language were discussed briefly. Chairman Sadowski expressed his love for Greenville, and the desire to maintain its current character. Frederick Floreth, of 1 Temple Street, also voiced his concerns on the deletion. He presented his concern of potential buyers believing that the property has lost value with the term "non-conforming". Mr. Kearney discussed how, as a real estate agent, he would research the impact of non-conforming status for his buyers, and expressed that protection from additional development may actually increase the value.

Motion to close the Public Hearing put forward by Vice Chair Tenney, 2nd by Mr. Horsley, all in favor, none opposed. Motion carried.

Motion to submit the proposed zoning amendments and changes as written to the ballot for Town Meeting put forward by Vice Chair Tenney, 2nd by Mr. Kearney, all in favor, none opposed. Motion carried.

Other Business:

Motion to reopen the Public Hearing for completeness and approval of the amended site plan application for the previously approved Barton's Ridge Subdivision put forward by Vice Chair Tenney, 2nd by Mrs. Bickford, with all in favor, none opposed. Motion carried.

The Barton's Ridge site plan Public Hearing was continued. Nate Chamberlain, of Fieldstone Land Consultants, representing the development, presented updates regarding items of concern discussed at the previous meeting. He noted the new proposed road had now been named as Doonan Ave. He discussed that the calculated open space had in fact been updated on the plan (as of the previous meeting), and had been kept the same as the prior approval. He noted that the requirement is 50% open space, and that they have 81.8%. Confirmation of details regarding hydrants and plowing were discussed briefly. Chairman Sadowski inquired about the plan for the disturbed area, and Mr. Chamberlain stated that it would be loamed and seeded to stabilize it, as required by the AOT (Alteration of Terrain) permit. Mr. Chamberlain noted that the open space includes 2 tracts.

Marshal Buttrick, of 240 Adams Hill Road, voiced his concerns with the calculation of open space including the 2nd tract, and if there could be future development on this open land, saying that there are no protections for this open land in these plans. His second concern was whether or not the Alteration of Terrain permit would need to be reviewed by the State. Mr. Chamberlain confirmed that the AOT permit would need to be amended. He explained that the open space would be reserved in perpetuity as non-buildable through the recorded condominium docs. Mr. Buttrick asked if the approval could be conditional on State approval of the AOT permit acceptance by the State. Chairman Sadowski asked where they were in terms of completion of Phase 1. Mr. Chamberlain answered that Phase 1 was about 50% complete, and acknowledged that a compliance hearing would follow. **A motion was put forward by Vice Chair Tenney, 2nd by Mr. Kearney, to close the public hearing for the Barton's Ridge site plan amendment, with all in favor, none opposed. Motion carried.**

The Board discussed and concurred that all concerns had been addressed.

Motion to approve the application for the amended Barton's Ridge Site Plan, conditional on the approved amended AOT Permit being submitted to the Town, put forward by Mr. Tenney, 2nd by Mr. Kearney, with all in favor, none opposed. Motion carried.

Chairman Sadowski noted that he would forward a notice of decision by the following week.

Motion to reopen the Public Hearing for completeness review of the Change of Use Site Plan application for Dunster Realty was put forward by Vice Chair Tenney, 2nd by Mrs. Bickford with all in favor, none opposed. Motion carried.

Dan Hynes stated that, since the previous hearing, he had reached out to everyone he needed to, and presented hard copies to the Board. However, without proper time to review the updated plans beforehand for both the Board members and the public due to a clerical error, the Board recommended continuing the public hearing until the next meeting. The Board specified changes they wanted Mr. Hynes incorporate in his proposed layout drawings. Deputy Chief Buttrick noted that he received a full-size paper copy yesterday, after having received it via email the previous week. Chairman Sadowski recommended that Mr. Hynes engage the services of an engineer for more detailed drawings.

Motion to table the completeness review and site plan review public hearings for the Change of Use Site Plan for Dunster Realty, LLC, until the next meeting on Wednesday, December 7th at 7:00 p.m. in the Town Hall Meeting Room, put forward by Mr. Tenney, 2nd by Mrs. Bickford, with all in favor, none opposed. Motion carried.

The conceptual discussion regarding 4 Happy Hollow, Map 6 Lot 3, was postponed, as they were not in attendance at the meeting.

Motion to accept the minutes of the Wednesday, October 19th, 2022 meeting as presented put forward by Mr. Tenney, 2nd by Mr. Horsley, with all in favor, none opposed. Motion carried.

Representatives of the 21 Chamberlin St. project were present, but Chairman Sadowski stated that with an application submitted, another conceptual discussion could not be conducted. Deputy Chief Buttrick noted that he had received a request for a consultation with the representatives of said project, and wanted to coordinate a meeting. Vice Chair Tenney noted the change of the meeting date to December 7th. The representative agreed that they would keep the application submitted for consideration at the December meeting.

Chairman Sadowski announced that this was Mr. Horsley's last meeting, as he is moving out of town. The members expressed their appreciation for his service.

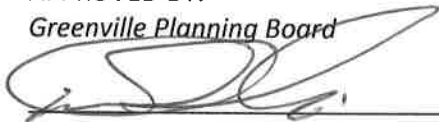
Motion to adjourn put forward by Mr. Kearney, 2nd by Mr. Tenney, at 8:27 p.m., with all in favor, none opposed. Motion carried.

Next Meeting: Wednesday, December 7, 2022 at 7:00 pm

Respectfully Submitted,
Tara Sousa

APPROVED BY:

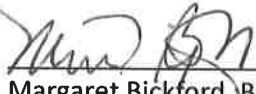
Greenville Planning Board



Michael Sadowski, Chairman



Scott Tenney, Vice Chairman



Margaret Bickford, BOS Ex-Officio

Miles Horsley



Tim Kearney

Town of Greenville – Planning Board

Public Hearing – November 10, 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 PASHAYAN 1 TEMPLE ST GREENVILLE

Alan Gannon 50 Temple St Greenville

Deb Spruit 7 Temple St Greenville

FRED FLORETH 1 Temple St Greenville

Public Hearing – November 10, 2022

Name:

Address:

Alan Gamm

50 temple st

Marshall A. Buttrick 240 Adams Hill Rd Greenville

Public Hearing – November 10, 2022

Name:

Address:

Alur Gavviri

50 temple st

Marshall A Buttrick

240 Adams Hill Rd Greenville