

**Town of Greenville, New Hampshire
Planning Board
Work Session Minutes
Thursday, December 17, 2015**

The Greenville Planning Board met on **Thursday, December 17, 2015 at 7:00 pm** in the Town Hall, 46 Main Street, Greenville, NH 03048.

In attendance were Ted de Winter, Chairman; Scott Tenney, Vice Chairman; Edward White & Douglas Reardon, Ex-Officio.

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

Master Plan Work session – Lisa Murphy, Southwest Region Planning Commission – Review draft chapters of Master Plan

Members of the Greenville Planning Board introduced themselves to Ms. Murphy. Ms. Murphy questioned whether everyone had received a copy of the plan and indicated she will now be sending future copies directly to members via email.

Ms. Murphy directed members to the front cover photo and asked if members were happy with the photo she chose. Members were in agreement to use this. She said the plan is in a rough draft and has not been edited since she needs input from the Board. She said she wants to develop a good document, not only for the Planning Board members, but for anyone who reads it and needs information about the town.

Chairman de Winter stated that he understood that the Planning Board is mandated by law to update this document periodically. He requested some general background on it. He said he knows of officials in other towns who regularly refer back to their Master Plan and he wasn't sure how necessary that was. He said during his long tenure as a public official, there has never been an incident where he needed to consult this document. Ms. Murphy strongly encouraged members to reference the Master Plan when considering projects within the town that may be controversial and require a Board vote.

Ms. Murphy stated that the town has budgeted for only 4 meetings to update the Master Plan, however, she felt that this would be tight and she was willing to attend more if necessary. Chairman de Winter requested that Ms. Murphy walk the Board through the questions.

RESIDENTIAL DEVELOPMENT

Ms. Murphy asked about the residential activity in the town. She said she knew that there has been a slowdown in applications. Chairman de Winter stated that over the past 10 years, he estimated that over 125 building permits have been approved, however, the number of structures actually been built

could be counted on one hand. He referenced Hemlock Hills as an example where there has only been 3 buildings built out of a total of 72 building sites.

Chairman de Winter referenced the status of Butternut Hill where 40 lots, all single family sites, were approved but nothing has been built. He said it was approved as a cluster development with a portion of land set aside for open space. He said that they have regularly come back to the Board to revalidate or update their subdivision approval and, other than these, the other significant development is by the orchard area off Rt. 123. That was about it for residential activity because it appears there is a lack of demand which is not unique to Greenville as we are not recognized as a bedroom community for the area.

Ms. Murphy asked about whether the Butternut Hill subdivision was multi-family and was told by the Board members that it was all single family homes in a cluster subdivision. She also asked the Board if they had seen requests for in-law or accessory use apartments. Chairman de Winter indicated that they haven't but just seem to appear illegally. Ms. Murphy also asked about requests for mobile homes – D. Reardon stated that he thought the number of mobile homes has decreased.

Chairman de Winter stated that as far as changes in ordinances in the residential area, that in the last 10 years, we designated a downtown district that has an impact on what you can and cannot do. There has been a change in lot size because people on town water and sewer can now build on 1 acre parcels instead of 2.

S. Tenney commented on new restrictions stating building codes were updated when the state made changes in 2009. There haven't been any changes to the storm water and sewer restrictions. Just general operating costs have gone up. Chairman de Winter stated that the town feels it has excess capacity with regard to water and sewer. The approved Hemlock Hills subdivision was originally going to be private well and septic but is now going to tie into town water and sewer. The Board confirmed for Ms. Murphy that the town had sufficient capacity at the waste water treatment plant for more development.

Ms. Murphy asked the Board to point out on the map where the approved subdivisions are located. Chairman de Winter stated that at one point in time the town had a bit of a phobia about new residential development because of the impact on Greenville's school commitment would have on taxes.

D. Reardon mentioned that the town doesn't have sprinkler requirements.

INDUSTRIAL DEVELOPMENT

Chairman de Winter stated that the oldest in town was the Pilgrim Foods plant. He said the town had an Industrial Development Commission and the tax rate was an obstacle to attracting businesses, but that has changed with a lower tax rate and there has been new development along Rt. 31 including a proposed demolition material recycling facility.

88 There was some discussion about whether Pilgrim Foods or G. W. Shaw was the largest employer in
89 town.

90 Ms. Murphy asked if there were any deterrents to location new industrial businesses in town.
91 Chairman de Winter stated there has been steady development along Rt. 31. S. Tenney added that
92 Haffner's has been developed over the last 5 years. Ms. Murphy asked if there had been any zoning
93 changes that hurt or helped industrial development. Chairman de Winter stated that have been some
94 complaints from residents regarding noise and traffic since the town created the commercial/industrial
95 zone and that residential zoning now requires a 400 foot setback. S. Tenney added that the town
96 hasn't adopted any new zoning to deter development for businesses.

97 98 COMMERCIAL DEVELOPMENT 99

100 S. Tenney stated that Haffner's and Dunkin' Donuts were the major commercial expansions. Ms.
101 Murphy asked if the downtown zone had attracted new business. Chairman de Winter said that
102 parking downtown is limited and is a potential issue as well as a winter parking restriction. Ms.
103 Murphy asked if they get complaints from businesses regarding sign restrictions. S. Tenney indicated
104 the only issue he can recall over the last 7 years was a downtown business installing a backlit sign.
105

106 Ms. Murphy asked if there are any changes being proposed for the upcoming town meeting to change
107 commercial or industrial zoning to encourage businesses development. Board stated there were none.
108 E. White felt the town was being overrun with recycling businesses. S. Tenney stated the town needs
109 more businesses that create jobs and many existing ones only have a handful of employees.
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111 NON-PROFITS & PUBLIC/SEMI-PUBLIC USES 112

113 The Board stated that it was on churches that fell into that category.
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115 ROADS & HIGHWAYS 116

117 No significant roads have been added. E. White stated that road standards may need to be upgraded.
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119 AGRICULTURAL LAND 120

121 The Board stated there is no significant farming going on in town.
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123 CONSERVATION LAND 124

125 Ms. Murphy asked if there had been any push to add conservation land. The Board stated that other
126 than the voluntary offer of the one cluster development already discussed that there hadn't been any.
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128 Chairman de Winter felt that there was a lot of land in current use. Ms. Murphy agreed and stated
129 there is a lot of land in conservation and in current use - it was something like 59%. Chairman de
130

1 Winter found that amusing as he said that Greenville is either the smallest or one of the smallest towns
131 in New Hampshire.

132

133 The discussion moved to focus on the draft review document. She said she took some excerpts from
134 Greenville's existing Master Plan for consistency as well as additional ideas to show data and the
135 trends. She said she uses the census for this document to show income and housing data. She said that
136 most of the hard facts are about population and not about the houses. She said that with small towns,
137 it usually only shows surveys.

138

139 Chairman de Winter stated that another factor about the lack of information is that the town is no
140 longer doing inventories. He said he wasn't sure everyone accurately reports their data but he agreed
141 that some data is better than no data.

142

143 Discussion followed regarding maps and areas of the town and current land use and the Board
144 provided corrections to inaccuracies.

145

146 Ms. Murphy questioned whether the Board wished to add any zoning amendments or adoptions to this
147 document. Ms. Murphy stated that she can incorporate them into the document as the Board moved
148 forward. S. Tenney thought at this time there wasn't anything pertinent to put in there. He said they
149 haven't updated their zoning ordinances on a regular basis and what zoning ordinances that are in
150 place now have been in existence for some time.

151

152 Discussion followed regarding other regulations that are place i.e. driveway regulations, earth
153 excavation regulations or aquifer protection regulations. Chairman de Winter said that they would all
154 be warrant articles if adopted – D. Reardon stated yes.

155

156 Ms. Murphy continued to the Development Constraints Map. She said that this is always a busy map
157 and very hard to read. Discussion continued regarding which segments of the population was growing
158 the fastest – Ms. Murphy provided trends in that area.

159

160 Discussion followed regarding how to best represent the data in a plan that illustrates the different
161 segments of housing, population, industrial & commercial zones in the town. She offered to
162 incorporate percentages by using a pie chart if that works better for the Board instead of using hard
163 numbers. The Board members agreed that would work better. S. Tenney thought using a visual such as
164 a pie chart was much more beneficial to illustrate the data.

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166 Ms. Murphy stated that the remaining chapters will be much lighter on the charts. She said the
167 economic development chapter was one that the Board needed the most. Members agreed. She
168 recapped what the members wanted to see as a first draft.

169

170 S. Tenney said this document will assist the Board on which direction they want this town to go. He
171 said it would give both the Selectmen and the Planning Board a good direction. D. Reardon stated that
172 he has lived in town over 30 years and he has been enlightened by this document.

173

Chairman de Winter stated he would welcome some goals and objectives to understand this document better and whether the Board wanted to cut population or increase it, do we want to make people richer or more employment in town. He asked for more clarification with the document.

Ms. Murphy stated that when it comes down to implementation, some of the issues may not be the under the prevue of the Planning Board – it could be another Board in town. She said this will be a guiding document for the town. She said it will have no regulatory authority – only guidance. She said it will be helpful if the town wanted to pursue grants as well because that is what the State and Federal agencies will look for as identified in the town's Master Plan.

2016 Greenville Planning Board Meeting Schedule

S. Tenney stated that both he and Deb created a meeting schedule to follow which provides due dates for complete Planning Board applications. The schedule shows meetings to be held on the second Thursday of each month with a second meeting on the fourth Thursday if needed for continuances of public hearings or for just a work session. He passed out copies of the schedule for the Board members. The Board thought this was a great schedule to follow.

Adjournment


The meeting adjourned at 9:10 pm.

Next Meeting: Thursday, January 14, 2016 at 7:00 pm.

Respectfully Submitted,
Debra A. Butcher

Approved by:
PLANNING BOARD:


Ted de Winter, Chairman


Scott Tenney, Vice Chairman


Jonathan Bouley


Edward White


Douglas A. Reardon, Ex-Officio