

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
February 24, 2020

Board Members present: Roxanne Lizotte (chair); John Contreni (sec.); Lurline Arco; Noel Wohlforth; Jonathan Boynton (by speaker phone)

Code Enforcement Officer: Jack Hart

Consultant: Gwen Hilton

Guests: Deven Cooley; Gerard O'Neill; Dawn Willette

Meeting called to order at: 4:07 p.m.

Minutes: Noel moved and Lurline seconded acceptance of the February 10, 2020 minutes as previously distributed. The PB voted approval, 4-0.

1. Adjustments: There were none.
2. Conflict of Interest with any agenda item by Board members: There were none.
3. Gwen Hilton: Review of Marijuana Updates and Ordinance Discussion.
 - Gwen reviewed the most recent draft of the Town's "Marijuana Establishments Ordinance (Draft 2/18/2020)" with the PB. She noted that typographical edits still need to be made.
 - The PB focused on the impact of lighting in cultivation facilities (draft, p. 3) and the need to preserve Greenville's "dark skies." Meeting guests explained that growers typically use "blackout systems" to regulate lighting in their cultivation facilities and to make sure that lighting is directed downward toward plants. The PB agreed to add the stipulation "by utilizing a blackout system" to the end of Section 8.f.4 (p.10, lines 39-41).
 - On p. 9, the PB agreed to retain Section 7.c.3 (lines 6-9) and Section 8.b.3 (lines 30-31).
 - The PB next reviewed the draft version of Table I. Land Uses by District and made the following changes to the Retail Store, Tier 1 line: Downtown District #1 from CU to N; Downtown District #2 (from CU to N); Rural Development #1 (from N to CU); Rural District (from N to CU). The PB also changed on the Retail Store, Tier 2 line: Rural District (from N to CU).
 - Next, Gwen reviewed with the PB the draft "Proposed Amendments to the Land Use Ordinance for the Town of Greenville Relating to Marijuana Establishments (Draft February 24, 2020)." The proposed amendments would be necessary if the Marijuana Establishments Ordinance is passed by Greenville voters. Noting that the Table in this document would need to be updated in light of changes made to

Table I in the proposed Marijuana Establishments Ordinance, the PB approved by consensus the proposed amendments.

- Roxanne reported on the Select Board's approval of the PB's recommendation to have a public hearing, first, and, then, a vote by referendum. She reviewed with the committee the timeline for moving the ordinance forward.

Gwen will prepare a summary of the proposed Ordinance for the public hearing scheduled for March 30, at 6:00 p.m. The hearing will be held in the Town Hall. The PB will convene after the public hearing, if necessary, to consider possible modifications to the Ordinance.

The referendum will be on the June 9 ballot.

- Jack brought up the matter of legal review of the proposed Ordinance. The PB agreed that we should have such a review completed by the time of the public hearing.
- Roxanne referred to Gwen's email message of February 24, regarding the Town website and "other thoughts". Gwen recommended that the Town post other land use ordinances (Wind Energy; Solar Energy; and the Downtown Design Guidelines) to the website. The PB thought this was a good idea. Discussion turned to solar energy since state incentives have increased interest in this renewable resource across Maine. We may need to revisit our solar ordinance to allow roof top and building integrated systems with just a CEO permit. The PB will take this matter on after consideration of the Marijuana Establishments Ordinance.

Jonathan offered to share the City of Belfast solar ordinance with the PB as a model we consider in our future deliberations. The PB welcomed this additional information.

4. Old Business. There was none.
5. New Business. There was none.
6. Items for next meeting: The next meetings are scheduled for March 9, 23, and 30.
7. Adjournment:
Upon Noel's motion and a 4-0 vote, the meeting adjourned at 5:16 p.m.

Respectfully submitted,



John J. Contreni
February 25, 2020