

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 22, 2019

Board Members present: Roxanne Lizotte (chair); John Contreni (sec.); Noel Wohlforth; Lurline Arco; Jonathon Boynton (by speakerphone)
Code Enforcement Officer: Everard Hayes
Consultant: Gwen Hilton
Guest: None

Meeting Called to Order: The chair called the meeting to order at 4:07 p.m.

Approval of Minutes: Noel moved and Lurline seconded approval of the minutes of the December 10, 2018 meeting as distributed. Approved unanimously.

Adjustments: None

Conflict of Interest with any agenda item by Board Members: None

1. Land Use Ordinance Update:

- a. Gwen distributed “Draft Amendments to the Land Use Ordinance of the Town of Greenville.” The draft reflected the PB’s work on Article V (Land Use Districts and Requirements). Without further changes, the amendments will be brought before a public hearing on May 15, 2019 and then to Town Meeting on June 4, 2015. (Roxanne urged members to attend the Public Hearing to speak about the amendments, if need be.)
- b. Gwen distributed the “Town of Greenville Medical Marijuana Ordinance (June 4, 2018) with proposed amendments. She noted that the current ordinance is not consistent with state statutes and that references in the ordinance to state statutes need to be adjusted. After considerable discussion, John moved that we leave the current ordinance in place until municipalities receive final guidance from the state and then deal with any amendments to the ordinance when we present the new recreational use ordinance to the Town. Noel seconded. It was agreed by unanimous vote that we should present both matters to the Town at one time. Gwen’s work on the amendments will still be available at that time.
- c. Roxanne asked Gwen to submit an estimate for her anticipated services after the end of the current fiscal year. We have the future recreational marijuana use ordinance in the pipeline. There is also a possibility that the PB will be working on moorings for water-based businesses in the East Cove, pesticides, and a Lily Bay Road scenic corridor.

2. Preliminary Subdivision Application from John A. and Pamela J. Koch

- a. The PB reviewed a preliminary application for a proposed three-lot subdivision on Dominion Street (Tax Map 029; Lot 12A). After discussion and review, John moved

that we ask that 1) the applicants provide a soils report (as per page 3, paragraph 4 of the application); 2) that they provide letters from the water company and sanitary commission attesting to the availability of Town water and sewer services to the parcels; and, 3) that they provide the names of property owners abutting the proposed subdivision (as per page 3, paragraph 5 of the application). Noel seconded. The motion was approved unanimously.

The PB will need to walk the site as soon as it is flagged and pinned. We set a date of May 21 (Tuesday) at 4:00 p.m. to meet as a committee with the CEO at the site. Roxanne will contact us if this date needs to be moved.

3. Old Business: None

Jonathan noted that our permitting and conditional use process could be made more effective by building in safeguards so that the Town does not get into another "Puckerbrush situation." Ev said that we could do this by attaching conditions to conditional use permits and any other kinds of permits we issue. Roxanne recommended that we also look at safeguards already built into warranty deeds.

4. New Business:

Ev brought the PB up-to-date on the new owner's plans for the former Puckerbrush property. He has spoken with the architect for the renovation project. The current plan is to open up a restaurant and build three apartments in the building. The PB reviewed the architectural renderings for the property.

5. Items for next meeting: Next meeting is May 21 at 4:00 p.m. at the site of the proposed Dominion Street subdivision unless otherwise notified.

6. Adjournment: 6.02 p.m. All approved.

Respectfully submitted,



John Contreni
April 23, 2019