

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
June 8, 2020
Zoom Meeting

Board Members present: Roxanne Lizotte (chair); John Contreni (sec.); Lurline Arco; Noel Wohlforth; Jonathan Boynton
Code Enforcement Officer: Jack Hart
Consultant: Gwen Hilton
Guests: Steve Mason; Henry Gilbert; Fred Gossage; Rosemarie Davis

Meeting called to order at: 4:05 p.m.

Minutes: Noel moved and Jonathan seconded acceptance of the February 10, 2020 minutes as previously distributed. The PB voted approval, 5-0. [NOTE THESE MINUTES WERE ALREADY APPROVED AT THE FEBRUARY 24th MEETING. SEE ATTACHED. WE WILL NEED TO APPROVE FEBRUARY 24 AND JUNE 8 MINUTES AT THE NEXT MEETING.]

1. Adjustments: There were none.

1a. Mr. Mason, a member of the Appeals Board, stated that he was attending the meeting just to keep in touch with the Planning Board.

2. Conflict of Interest with any agenda item by board members: There were none.

3. Conditional Use Permit Application – Joseph “Henry” Gilbert:

- a. The PB had reviewed the previously distributed application and recommendation by CEO Jack Hart for approval. Jonathan asked the applicant about the traffic flow from the business he planned to operate from his garage. Mr. Gilbert answered that he did not expect heavy traffic, “no more than at present.” Fred Gossage spoke in favor of the application. John moved and Noel seconded approval of the conditional use permit application submitted by Mr. Gilbert. The PB voted 5-0 in favor.

4. Shoreland Overlay Zone Building Permit Application – Glen & Rosemarie Davis.

- a. The PB had reviewed the application which includes a cover letter from Jack detailing his visits to the site and his recommendation for approval. Noel asked about the location of the site. Jonathan inquired if the existing septic system was adequate for the new building the Davises planned to erect. Jack replied that the septic system was inspected last week and found satisfactory. Noel motioned and Jonathan seconded approval of the permit application. The PB voted 5-0 in favor.

5. Gwen Hilton: Review of Marijuana Updates and Ordinance Discussion.

- a. Gwen reported on the legal review of the Town’s marijuana ordinance. The attorney’s edits were not substantive and Gwen agreed with them. She also reported that she had

- contacted the Maine Marijuana Policy Office to determine how many permits have been issued in the state. She learned that the state has issued many permits, but the permits require municipal approval and these approvals have been slow in coming because of the COVID-19 situation. The Land Use Planning staff also reported that it has had little recent activity. Steve Mason asked how the permitting process worked. Could each town, Monson, for example, have a permitting process and ordinance different from that of Greenville? Gwen replied that towns and cities could address marijuana permitting in different ways.
- b. Gwen mentioned that the attorney pointed to a possible inconsistency in our draft ordinance. The draft allows Tier 2 retail stores in commercial/industrial districts, but not the smaller Tier 1 retail stores. The PB agreed by consensus to allow both Tier 1 and Tier 2 retail stores in the commercial/districts.
 - c. Discussion turned to next steps. Roxanne reminded the PB that we need to have a public hearing on the proposed ordinance before it can appear on the November ballot as a referendum item. The committee agreed that it was probably too early at this juncture to select a date for a public hearing. We should “play it by ear” Roxanne counseled while aiming for a date late in September. Gwen will get both ordinances ready to go.
 - d. Hearing no further questions, Roxanne asked for a motion. John moved and Noel seconded that after making the change in the draft regarding Tier 1 retail stores that we bring the ordinances before the voters as a referendum item in November after first holding a public hearing. The motion passed by a vote of 5-0 in favor.

6. Old Business. There was none.

7. New Business.

- a. Jonathan brought up the matter of permitted projects unduly delayed or stalled by applicants’ financial issues or other matters. He reminded us of the example of the former Puckerbrush project. He recommend that in the future the PB establish a timetable of, say, 18 months to two years for completion of a project as a condition for obtaining a permit. If a project is not completed in the specified time-frame, applicants would need to appear before the PB. John agreed and pointed to a structure on North Birch Street which has been stalled for years. Guest Steve Mason also supported the need for a time limit on permitted projects. Roxanne pointed out that the PB already has the authority to establish such paraments during the “conditional use” permitting process if the board so wishes.

8. Items for next meeting:

- a. The next meeting is scheduled for June 22. Roxanne reported that it will be a busy meeting with several items already scheduled for PB action.

9. Adjournment:

Upon Jonathan’s motion and Noel’s second the meeting adjourned at 4:24 p.m.

Respectfully submitted,

John J. Contreni

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