

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441

Minutes
June 18, 2018

Board Members present: Roxanne Lizotte; Stacey Duncan; Noel Wohlforth; John Contreni;
Jonathan Boynton

Code Enforcement Officer: Everard Hayes

Consultant: Gwen Hilton

Guests: None

Meeting Called to Order: 4:00 p.m.

Approval of Minutes: The minutes of the March 19, March 26, April 23, and May 14, 2018 were approved as distributed.

Adjustments: None

Board Member Conflict of Interest with any Agenda Item: None

The meeting opened with a debriefing of the June 4 Town Meeting at which all the Board proposed ordinances were passed.

1. Staffing and Rearranging of Planning Board

- a. John Contreni and Noel Wohlforth agreed to have their names placed before the Select Board to serve an additional term of three years on the Planning Board.
- b. Rocky and Ev explained that the office workload made it difficult to get PB minutes out in a timely fashion and asked for a volunteer to take minutes. John volunteered.

2. Land Use Ordinance Update: Gwen Hilton

- a. **Vendors License:** The Select Board asked the PB to take up this item, which is an amendment to an ordinance already in place. Gwen presented a draft ordinance and walked Board members through it. Comments, questions, and clarifications followed, especially regarding vendors' use of town property. Gwen will the revise the draft, which Rocky will circulate to the Select Board and the PB for further review.
- b. **Tiny Houses.** Gwen presented a draft proposal to regulate tiny homes on wheels. The draft proposed to treat tiny homes on wheels as recreational vehicles. The Board agreed to add "tiny home on wheels" to the existing definition of "Recreational Vehicle." Tiny homes built, constructed, or erected on the ground are clearly structures according to the Town's ordinances and, thus, are already subject to regulations regarding dwelling units.
- c. **Livestock.** Gwen presented a draft proposal for Section 19: Farms Animals in the Village, Residential, and Downtown Districts. Discussion and comments followed. The Board agreed to regard plant livestock as a separate category and to focus only on animals. The consensus was that the Town should not require a permit to maintain

livestock for non-commercial purposes and that any Town action should be “complaint driven.” Gwen will revise the proposal for future discussion.

3. Revision to a Conditional Use Permit for Dawn & Ted Willette (The Farm), located at 300 Moosehead Lake Road.

The Willettes requested a revision to their existing Conditional Use permit to add retail use to their catering service. The CEO visited the site and recommended approval. Stacey moved that the Board accept the proposed revision; Jonathan seconded. The Board approved the motion unanimously.

4. Old Business: There was none.

5. New Business:

- a. John asked about the status of the Puckerbrush renovation project. Discussion followed. The CEO will examine the existing permit and report back to the Board.
- b. Stacey asked about trash in front yards.

6. Items for Next Meeting

- a. recreational marijuana;
- b. hotel/ motel;
- c. pesticides/chemicals in the shoreland zone (cf. Newport ordinance);
- d. Lily Bay Road as a scenic corridor to protect lakeviews;
- e. marinas and moorings (East and West Coves).

Adjournment: 6:50 p.m.

Next Meeting: July 2, 2018. 4:00 p.m.