

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
June 24, 2019

Board Members present: Roxanne Lizotte (chair); John Contreni (sec.); Noel Wohlforth; Lurline Arco; Jonathon Boynton
Code Enforcement Officer: Everard Hayes
Guests: Scott Harding; Michael Roy

Meeting Called to Order: The PB convened at the site of the proposed Black Bear Subdivision approximately at 5:45 p.m. and walked the site with Scott Harding who answered questions and described the project. The Board then reconvened at the Town Hall where the chair called the meeting to order at 6:30 p.m.

Introduction of Guest: Roxanne introduced the Town Manager Designate, Mike Roy, to the PB and the Board introduced themselves to him and welcomed him to his new role.

Approval of Minutes: Noel moved and Jonathan seconded approval of the minutes of the April 22, 2019 meeting as distributed. Approved unanimously.

1. Adjustments: None
2. Conflict of Interest with any agenda item by Board Members: None
3. Planning Board Review:
 - a. Koch Subdivision and Plat Plan. Roxanne reported that certified letters have been sent to the abutters and that they were received. She has heard from two abutters who expressed no concerns with the proposed subdivision. The preliminary soil evaluation performed by Soil Solutions and dated May 23, 2019 is in hand as are letters from Maine Water (April 30, 2019) and the Moosehead Sanitary District (April 29, 2019). After review of these documents and the final Plat plan, the chair read the review criteria for conditional use approvals for subdivisions. The committee agreed unanimously that each criterion had been met. Jonathan moved and John seconded that an additional condition be added to the Board's conditional approval, to wit: buyers shall be made aware of potential environmental hazards at the site. The committee approved the additional condition unanimously. Lurline then moved and Jonathan seconded approval of the application as complete. The committee approved the motion unanimously. Four members signed the mylar and paper copies of the plat plan. Roxanne will notarize the plans and sign as notary.
 - b. Black Bear Subdivision Initial Application. The PB reviewed the plan for the subdivision. Roxanne will send certified letters to the abutters alerting them to the proposed subdivision. Scott Harding will be invited to submit a complete application for the proposed subdivision at the Board's next meeting.
4. Old Business: Ev reported that the amended Greenville Land Use Ordinance was

approved at Town Meeting on June 3, 2019. Copies of the updated ordinance were distributed to the PB.

5. New Business: There was none.
6. Items for next meeting: July 8, **6:00 p.m.** Review of proposed Black Bear Subdivision application.
7. Adjournment: 7:54 p.m. All approved.

Respectfully submitted,

A handwritten signature in black ink that reads "John J. Contreni". The signature is written in a cursive style with a horizontal line at the end.

John J. Contreni
June 25, 2019