

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
July 8, 2019

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

Meeting called to order at: 6:03 p.m.

Minutes: Noel moved, and Jonathon seconded, acceptance of the May 21, 2019 minutes as previously distributed. The PB voted approval, 5-0. Noel moved, and Jonathon seconded, approval of the minutes of the June 24, 2019, meeting. The PB voted approval, 5-0.

1. Adjustments: There were none.
2. Conflict of Interest with any agenda item by board members: There were none.
3. Planning Board Review:
 - a. Black Bear Subdivision Plat Plan and final review
Ev noted that there were no questions or concerns expressed by the abutters who were notified of the proposed subdivision. The PB had no concerns or additions. Roxanne read the review criteria and the PB members agreed that each one had been met. John moved that the PB issue a permit authorizing the subdivision; Noel seconded. The motion passed, 5-0. Lurline then moved that the final subdivision application be approved; Jonathon seconded. The PB voted 5-0 in favor of the motion and signed the mylar and paper copies of the plat plan.
 - b. Shoreland building application: Sean and Robyn Lunsford, 45 Sanders Point Rd.
The Lunsfords applied for a shoreland land use building permit to add a one-story, 14 feet x 20 feet addition to an existing structure. Ev visited the site and discussed the project with the builder, Graves Construction. Based on his review and site visit, Ev recommended approval of the application. John moved and Lurline seconded that the permit be approved. The PB approved the motion, 5-0.
 - c. Status of marijuana legislation and rules; marijuana workshop.
Now that the state has finalized regulations regarding marijuana use, the PB needs to revisit its ordinance regarding marijuana use in Greenville. The Maine Municipal Association is offering a workshop, "Legal Update on Recreational Marijuana Workshop," August 21, in Saco. PB members interested in attending should contact Ev or Roxanne. Ev has conferred with Gwen Hilton and recommended that she join our next meeting (July 22) to advise us on updating Greenville's marijuana ordinance. John brought up the matter of licensing fees

and asked if we could have some sense of what other towns are setting as fees for licensing marijuana establishments.

d. Preliminary Questions for possible solar project

The town has been approached by an individual who wishes to install an array of solar panels on 30 acres somewhere in Greenville. An available 150-acre property along the scenic corridor was discussed. PB members generally thought that such a project was not appropriate for the scenic corridor. Other possible locations for the project were discussed. Ev will keep the PB apprised of further discussions and developments.

e. Next meeting

The next meeting is scheduled for July 22 at **6:00** p.m.

4. Old Business:

John asked if the condition the PB placed on its approval of the Koch subdivision raised any concerns. It had not. He also asked about the status of an apparent remodeling project in town. Ev will take a look at it.

5. New Business:

Roxanne mentioned that the PB's alternate member (Lurline) may step up to regular membership on the board, in which case, the board will need one or two new alternate members,

6. Items for next meeting:

Review of marijuana ordinance with Gwen Hilton.

7. Adjourn:

Upon Noel's motion, the meeting adjourned at 7:20 p.m.

Respectfully submitted,



John J. Contreni

July 9, 2019