

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

Board Members present: Roxanne Lizotte (chair); John Contreni (sec.); Noel Wohlforth; Lurline Arco

Code Enforcement Officer: Everard Hayes

Consultant: Gwen Hilton

Guests: Michael Roy; Nate Pierce

Meeting called to order at: 6:06 p.m.

Planning Board Personnel Update. Stacey Duncan, long-time PB member, has decided to step down. The PB expressed its appreciation for her work over the years. Alternate member Lurline Arco moved up to full membership status on the PB.

Minutes: Noel moved and Lurline seconded acceptance of the July 8, 2019 minutes as previously distributed. The PB voted approval, 4-0.

1. Adjustments: There were none.
2. Conflict of Interest with any agenda item by board members: There were none.
3. Note: MMA Marijuana Workshop in Saco on August 21st. Ev and Gwen will be attending.
4. Gwen Hilton: Review of Marijuana Updates and Ordinance Discussion. Gwen reviewed with the PB the State's "Provisionally Adopted Rules: Maine's Adult Use Marijuana Program" of June 2019 and pointed out the salient features the PB needs to consider when considering Greenville's ordinance. She pointed out that the Town's ordinance can be more restrictive than the State rules.
5. Review revised draft of Greenville Marijuana Establishments Ordinance. Gwen reviewed with the PB the "Town of Greenville Marijuana Establishments Ordinance Draft for Legal Review" dated July 17, 2019. Gwen had updated the draft in light of the State's provisional rules. After discussion of proposed changes, the PB accepted some, rejected others, and starred others for further review.
6. Discuss structure of Ordinance: After discussion, the PB recommended that the Town's marijuana establishments ordinance should be incorporated into Greenville's Land Use Ordinance for ease of consultation. It was suggested that the Table of Contents in the online version of our Land Use Ordinance should be equipped with "hot keys" so that online users can go directly to the sections or topics that interest them. Ideally, the online ordinance should be searchable.

7. Old Business. There was none.
8. New Business. Ev noted that the potential solar project discussed at the last meeting has not advanced. He provided an update on the renovation of the Steam Plant. Roxanne reminded the PB of the stipulations that are attached to that project and noted that the Steam Plant has not yet paid taxes. It has 30 days in which to do so. The PB agreed that the Solar and Wind Ordinances should also be incorporated into the Town's Land Use Ordinance.

The PB discussed with Gwen a proposed schedule for moving forward with the marijuana establishments ordinance.

- a) August 26th – Review revised draft Marijuana Ordinance and Licensing Ordinance (This would be after MMA workshop);
- b) September 9th/23rd – Finalize drafts for legal review (30 days for legal review). Note: Roxanne will not be available on the 23rd;
- c) October 7th/28th – Review legal comments;
- d) Public notice for Public Hearing and Public Hearing: Roxanne will approach the Select Board about this;.
- e) Town Vote – special town meeting? Leave open for the time being. Note: November referendum requires more lead time for absentee ballots, etc.

7. Next Meeting. The next meet is tentatively scheduled for August 12, *if we need one.* Otherwise, the next meeting will be on August 26.

9. Adjournment:

Upon Noel's motion, the meeting adjourned at 8:32 p.m.

Respectfully submitted,



John J. Contreni
August 11, 2019