

GREENVILLE PLANNING BOARD

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

Minutes

July 23, 2018

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

Code Enforcement Officer: Everard Hayes

Consultant: Gwen Hilton

Guests: Bonnie Dubien; Lurine Arco

Meeting Called to Order: 4:02 p.m.

Approval of Minutes: Noel moved that the minutes of the June 18, 2018 meeting be approved as distributed. Jonathan seconded. Motion carried unanimously

Adjustments: None

Board Member Conflict of Interest with any Agenda Item: None

1. Land Use Ordinance Update:

- a. **Vendors License:** Roxanne reported that the Select Board rejected the PB's proposed vendor's ordinance by a 3-2 vote. The Select Board has planned a workshop for Wednesday, July 25, to craft a vendor's ordinance.
- b. **Tiny Houses.** Ev attended a statewide workshop on tiny homes and reported that several towns in Maine are beginning to address issues related to tiny homes. Significant issues include the possibility of state regulation of tiny homes and the definition of a "tiny home." Towns need to be proactive in addressing this new kind of dwelling, especially in dealing with the issue of sub-surface waste. How many tiny home might be accommodated on one lot? The PB will look further into this issue at its next meeting. (Note: the matter of shipping containers was brought up, both as potential dwellings and as storage units.)
- c. **Livestock.** Gwen reviewed with the PB the Draft Amendments to the Land Use Ordinance to Address Agriculture in Urban Areas that we discussed at the June Meeting (re: Article V, Section 14; Table V-1; and Article IX). After discussion, the PB agreed to change the setback standards for animal enclosures (Article V, Section 14, B,3). Gwen will revise the draft for presentation at our next meeting.
- d. **Medical Marijuana.** Several PB members attended the Maine Municipal Association-sponsored Adult Use Marijuana Meeting earlier this month and distributed to the full board and guests handouts of slides presented at the MMA meeting ("Legal Update on Recreational Marijuana"; "Gonna get High[ered]!"; "A Local Government's Guide to Successful Marijuana Regulation & Licensing"). Considering recent state legislation regarding marijuana, the PB needs to amend the Greenville Medical Marijuana Ordinance that was approved at Town Meeting on June 4, 2018. Gwen reviewed with the PB draft revisions to the ordinance. The PB agreed by consensus not to allow medical marijuana retail stores. The board also agreed to permit up to three (3) Tier 1 or Tier 2 medical marijuana facilities in any combination of tiers (e.g.: three Tier 1 + zero Tier 2; two Tier 1 + one Tier 2, etc.).

Marijuana Testing Facilities will be limited to the Industrial Park. Gwen will present an updated draft at our next meeting.

- e. **Adult Use Marijuana.** The board began discussion of an ordinance regulating Adult Use Marijuana. It was agreed by consensus to keep this proposed ordinance separate from the Town's Medical Marijuana Ordinance. We began by reviewing an "Adult Use Marijuana and Discussion Paper (LD 1719)." The board agreed by consensus to "opt-in," that is, to generally authorize or to limit marijuana establishments. The board agreed by consensus to allow three (3) types of uses as stipulated in state law (cultivation facility; products manufacturing facility; testing facility), but not to allow a marijuana store. The PB agreed by consensus to allow the use of a shared facility for the cultivation of adult use marijuana and marijuana for medical use. The board also reviewed five (5) tiers of cultivation facilities and made decisions regarding the allowed location of each tier of cultivation facility. Based on this discussion, Gwen will prepare a draft ordinance for our next meeting. (Note: during the discussion, the PB briefly considered the matter of fee structures for marijuana facility permitting.)

2. Old Business:

- a. Puckerbrush renovation. Ev reviewed the Town's documentation regarding the Puckerbrush renovation. Everything seems in order. There appears nothing the Town can do to hasten completion of the project. The "Robyn's Nest" sign has been removed from the building.
- b. Hotel/motel: Discussions are ongoing. Jonathan asked if the PB was aware of the Moosehead Lake Regional Economic Development Corporation's request for a proposal to determine the feasibility of a new hotel/motel in Greenville. The answer was "no". The PB agreed that it would like to be better informed of the MLREDC's activities.
- c. pesticides/chemicals in the shoreland zone. Stacey agreed to share copies of ordinances addressing this topic from other Maine municipalities at our next meeting.
- d. Lily Bay Road as a scenic corridor to protect lakeviews. Jonathan agreed to work on this issue and to make a presentation at the next meeting.
- e. marinas and moorings (East and West Coves). It was agreed that nothing need be done regarding this matter.

3. New Business: None

4. Items for Next Meeting

- a. Revised draft of livestock ordinance
- b. tiny houses
- c. revision to medical marijuana ordinance; draft of adult use marijuana ordinance marijuana;
- d. pesticides/chemicals in the shoreland zone (cf. Newport ordinance);
- e. Lily Bay Road as a scenic corridor to protect lakeviews

Adjournment: 6:50 p.m.

Next Meeting: August 13, 2018. 4:00 p.m.