

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
July 27, 2020

Board Members present: John Contreni (sec.); Lurline Arco; Noel Wohlforth; Jonathon Boynton
CEO: Jack Hart

4:00 p.m. site walk: Halls Hills Subdivision Review – East Road.

The PB met at the site of the proposed subdivision where it was joined by Scott Harding. Scott answered questions about the project. The PB walked the site along East Road and also along the western perimeter of the property.

5:00 p.m. Regular Meeting: The PB reconvened at 5:00 p.m. in the Town Hall (Noel by Zoom)

Guest: John Koch

Minutes: Lurline moved and Jon seconded acceptance of the June 22 and July 21, 2020 minutes as previously distributed. The PB voted approval of the June 22 minutes, 4-0 and the July 21 minutes 3-0-1.

1. Adjustments: Jon recommended that the Board consider item 7, “Planning Board Chair,” as the first item of business. The PB agreed by consensus. Jon nominated John as the new chair of the PB and Noel seconded. The Board approved the nomination with a 4-0 vote.

2. Conflict of Interest with any agenda item by board members: There were none.

3. Halls Hills Subdivision Review.

The PB discussed the site visit. Lurline asked if wetlands were an issue. Jack replied that they were not. All agreed that the review should go forward. The next step will be to review the final plat plan and vote on the subdivision application.

4. John Koch and Pamela Koch new subdivision application.

The PB approved the Kochs’ subdivision plan on 6.24.2019, however when the Kochs failed to record the approved plan with the Piscataquis Registry of Deeds within the required 90-day recording period, the approval became null and void.

The applicants have resubmitted their subdivision plan, which is unchanged from the one the PB approved in 2019. Jon reminded the committee that our usual process is to review subdivision applications over a two-meeting period. He asked John Koch if he was OK with skipping the two-meeting process. Mr. Koch replied that he was, especially since nothing has changed in his resubmitted application.

Lurline moved to streamline the process in this instance to a one-meeting review. Jon

seconded. The PB voted to approve by a 4-0 vote. Jon then moved to accept the application as presented; Noel seconded the motion. The PB voted 4-0 to approve.

Jack then polled the members of the PB to verify their attendance before proceeding to read the 18 items of the Town's Review Criteria (Article III,10,C). Each PB member replied in the affirmative to each of the review criteria items.

Jon moved and Lurline seconded that an additional condition be added to the application: "Buyers shall be made aware of potential environmental hazards at the site." The PB approved by a vote of 4-0.

5. Conditional Use Permit – Wireless Partners Network LLC of Woburn, MA requests approval to add an additional 15 feet to an existing cell tower at Moosehead Isle Estate, Map 10, lot 15 ON.

Representatives of Wireless Partners Network LLC were unable to attend the meeting, so the matter was tabled to a later date.

In discussion Jon observed that in the Town's Land Use Ordinance, Table V: Land Use Districts and Requirements (p. V-12), "telecommunications tower" occurs twice, once as "small scale (120 feet or less)" and another time without any height restriction. The PB agreed that we should revisit this matter and possibly add a height restriction for all towers. Note: the Wireless Partners Network request would bring the existing tower to a height of 150.8 feet.

6. Discussion Only – Possible ordinance change to accommodate large solar farms.

This discussion follows on the July 21 site visit the PB made to the proposed Muzzy Solar Site with representatives from Boyle Associates.

Jon was unable to participate in the site visit and asked what he had missed. John recapped the visit.

Noel asked of what benefit the proposed project will be for Greenville. Will they hire local contractors? He noted that he has a problem with "contract zoning." Jon replied that this is not contract zoning. He compared the possible zoning change (from Village to Rural) for this project to the zoning change the PB approved for the Moosehead Historical Society when it requested a change for a piece of property it owned near the Church of the Open Bible. John observed that Boyle Associates stated that municipalities usually see a 10%-15% electricity rate decrease. He also anticipated that a solar farm would add to the Town's tax base.

Noel observed that any zoning change would need to go before a Town Meeting and that we need to be prepared for that.

Jack noted that the PB and the Select Board would have a great deal to say about conditions and requirements should a proposal come forward from Boyle Associates.

Jon noted that conditions and requirements would carry over to any future operators of the proposed solar farm.

7. New Business: Planning Board Chair

This matter was moved up to item 1 above. The question of who would serve the PB as secretary was discussed. Jon volunteered his services, but noted that 4:00 p.m. meetings would sometimes be problematic for him. The PB then discussed moving its meeting time to 5:00 p.m. Jon moved that the meeting time be changed to 5:00 p.m. and Lurline seconded. The PB voted 4-0 for the change which will take effect with the next meeting. Lurline then moved that Jon be appointed secretary; Noel seconded. The PB voted 4-0 in favor of the appointment. John offered to take minutes on those occasions when Jon was not able to make a meeting.

John noted that PB is down one full member and two alternative members. He asked the committee to recommend names of potential appointees.

All members of the PB congratulated Jack on his most recent retirement and hoped that this time was the magic charm. Jack reflected a bit on his time(s) as CEO and said that he enjoyed working with PBs over the years and that he will miss working with us. "Towns don't thrive unless they have involvement," he observed.

8. Next meeting:

The next meeting is scheduled for August 10 at **5:00 p.m.**

9. Adjournment:

The meeting adjourned with unanimous consent at 6:12 p.m.

Respectfully submitted,



John J. Contreni
July 29, 2020