

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
August 13, 2018

Board Members present: Roxanne Lizotte (chair); Stacey Duncan; Noel Wohlforth; John Contreni; Jonathan Boynton; Lurline Arco (alt.)

Code Enforcement Officer: Everard Hayes

Consultant: Gwen Hilton

Guests: None

Meeting Called to Order: by the Board chair at 4:04 p.m.

Approval of Minutes: There was one correction to the July 23, 2018 minutes: the spelling of Lurline's name was corrected from "Lurine." With that correction noted, Noel moved that the minutes of the July 23, 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: Gwen Hilton:

Before tackling specific draft ordinances, Gwen recommended that we consider several general issues. The PB reviewed the "Marijuana Discussion Paper (LD 1719)" and the accompanying Table V-1. The Board agreed that even though we are working toward two separate ordinances for medical marijuana and adult use marijuana, we should make the two ordinances as compatible with each other as possible since there is overlap between them. We agreed to pull the issue of "marijuana stores" out of the ordinances for a separate vote at the December special Town Meeting.

The Board next considered licensing requirements for marijuana establishments. We reviewed the licensing requirements stipulated in the "Town of Fryeburg Adult Use Marijuana Cultivation, Products Manufacturing & Testing Ordinance" and made adjustments to accord with Greenville's ordinances and situation. Gwen will prepare a draft for review.

a. Medical Marijuana

The PB reviewed the 8/9/18 draft of amendments to the "Town of Greenville Medical Marijuana Ordinance" adopted on June 6, 2018 and made changes in light of the above discussion. Gwen will add the licensing piece and present a second draft for review at the September 10, 2018 meeting.

b. Adult Use Marijuana

The PB reviewed the "Town of Greenville Adult Use Marijuana Ordinance (8/9/18 Draft)" and made adjustments in light of the general discussion above. Gwen will add the licensing piece and present a second draft for review at the September 10, 2018 meeting.

c. Tiny Homes

We have two documents, "Proposed Amendments to Address Tiny Houses on

Trailers, 6/12/19 [sic] Draft” and “Tiny Homes without Wheels.” We will review these documents at a future meeting.

d. Vendors/fees

The PB postponed its review of “Town of Greenville Vendor’s Ordinance, 6/18/18 and 7/30/18 Drafts Compared” until a future meeting.

e. Land Use Planning Commission

Gwen reminded the PB that the LUPC will be holding an “Adjacency Information Session” here in the Greenville Town Hall Wednesday, August 15, 2018, from 4:00 p.m.-6:00 p.m. She emphasized that the proposed rule changes will affect Greenville. “You should go.”

2. Conditional Use Permit: Heritage Taxidermy Map 4 Lot 16B

Everard presented a Conditional Use Permit Application submitted by Jeremy Barnes and stated that the application was complete. The application is to establish a business, “Heritage Taxidermy,” at 312 Moosehead Lake Road (Map 0004; Lot 0016-B; Book 2520; Page 166). The CEO recommended approval of the application. Upon review, John moved for approval, seconded by Noel. The PB voted 5-0 to approve the proposed conditional use of the property.

3. Old Business:

a. Pesticides Ordinance

Stacey is collecting information on this matter.

b. Scenic Corridor

Jonathan is collecting information on this matter.

4. New Business:

John noted that Matt St. Laurent will be attending the PB’s August 27 meeting at 5:30 p.m. and will make a presentation on the activities of the Moosehead Lake Region Economic Development Corporation.

Steve Levesque, president of the MLREDC, addressed the August 1 Select Board meeting and outlined the advantages of establishing Tax Increment Financing (TIF) Districts in Greenville. The Select Board voted to go ahead with an application to the State to establish one or more TIF districts in Greenville. The MLREDC offered to prepare the application for the Town.

John asked about the update of the Town website and noted that Jack Hart is still listed as the CEO. [In addition, PB agendas and minutes are not up-to-date and not organized usefully.] Staffing issues in the Town office will likely preclude addressing the website for the remainder of the summer.

5. Items for next meeting:

See above.

Adjourn: Roxanne moved and Noel seconded that the meeting adjourn and it did so at 6:53 p.m. by a 5-0 vote of the PB.

Respectfully submitted,



John Contreni
August 14, 2018