

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
August 24, 2020

NOTE TO PUBLIC: There is a video recording of this Planning Board meeting that is available on the Town website; <https://greenvilleme.com/boards/planning-board-meeting-video/>. The video recording is the official record of the Planning Board meeting. These minutes reflect specific actions taken by the Board at the meeting and generally identify the discussion that occurred at the meeting.

Board Members Present: John Contreni (Chair); Jonathan Boynton (Secretary); Noel Wohlforth; Lurline Arco; Joanie Withee
Also, present Michael Roy; Town Manager; Bill Either, Code Enforcement Officer

Guest: Gwen Hilton, Bruce Brown

Meeting Called to Order: 5:01 PM

Minutes: August 10, 2020, meeting minutes were accepted with identified corrections.
Motion made by:
Second by:
Motion passed: Yea, Nay

1. **Adjustments:**
Representatives from Plymouth Engineering present improvements to property at the corner of Lakeview and Pritham Ave.
2. **Conflict of Interest with any agenda item by Board members:**
Board members identified no conflict of interest.
3. **Solar Farm Array Discussion: Redefining Rural Development 1 District**

Noel speaks about where he wants to see solar and why it's a bad idea on where the developers want to locate the solar development

Gwen Hilton gives policy background on why so many communities in Maine see solar development.

John asks Mike about an update on the tax situation from the Assessor. Mike indicates they will be taxed, but not a lot of details to share at this time.

Gwen explains options to the Board for the zoning amendment.

Currently, large-scale solar only allowed in the commercial industrial zone. Asks if this is the high and best use for this zoning district.

The Board has a conversation on creating a new commercial zoning district on the East side of Moosehead Lake Road from the railroad tracts to the identified property for development. Jon speaks about future development, and both sides of the road should be in the same district as they are alike.

Noel motions to proceed with the creation of a light commercial district on the East side of Moosehead Lake Road. Lurline seconds Motion.

Motion passed Yea 5: Nay 0

4. **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 Estates, Map 10, Lot 15ON.**

John reads the conditional use permit that was approved by the Planning Board in 1995. This permit allowed for construction up to 150 ft.

Jon explains that the Board has approved the use of a tower up to 150 ft in height, no additional permits are needed for the applicant.

5. **Kelly Road Cul-de-Sac issue**

Bruce Brown, the homeowner on Kelly Road, explains the homeowner's association was never established

Jon ask who plowed, and how did other simple maintenance occur?

Noel gives an example of the Highlands and maintenance occurred without a homeowner's association

Bruce states construction for the stormwater infrastructure wasn't completed. He also asked about who would pay for the construction of the hammerhead turnaround. Jon stated it is the responsibility of the homeowner as they are the ones who own the road.

6. **Presentation on Lakeview St. and Pritham Ave. property by Keith Ewing of Plymouth Engineers**

Keith explains the proposal to add to the structure, which is in the shoreland zone. They will be getting a Permit by Rule from Maine DEP for work with the 75 ft shoreland setback. The site will generally stay the same with parking in front of the building, and a yellow sidewalk painted between the parking area and the street. The structure will follow the 15 ft setback from the street, and it will meet the 35 ft height restriction.

Lurline asked about implementing a timeline for construction to be completed. She brought up the Pucker Brush as an example of what could go wrong.

Keith explained his client has more than enough money to complete improvements, and this condition is not needed.

Jon explained why the Board had pursued this option, and the Board plans on continuing this condition for all projects regardless of the applicant's financial ability.

7. Old Business: New Planning Board Member – Joanie Withee

8. New Business: Black Bear Lane Subdivision

Tracy Sawyer, the owner of one of the lots in the Black Bear Subdivision, wants to place three cabins on her lot. Tracy has been working with the former CEO on the subdivision application.

John asks about how the applicant will take care of sewage disposal

Tracy explains the site layout and how the septic system will work.

The Board talks about what is allowed in the zoning district. This is single-family homes and duplexes for the Rural zoning district. In order to allow the third unit, Tracy will need to go through the subdivision process in order to build the third cabin. The Board allows for the site work for the two cabins to begin immediately and to allow the location of the third cabin on cement blocks until all permits are acquired by the applicant.

9. Items for next meeting: September 14, 2020

John states the solar zoning amendment will be on the agenda for the next meeting.

10. Adjournment at:

Lurline motioned to adjourn the meeting at 6:51 PM.

Joanie seconds

Yea 5, Nay 0