

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
September 14, 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.

Members Present: Lurline Arco; Jonathan Boynton (secretary); John Contreni (chair);
Joanie Withee; Noel Wohlforth
Also, Present, Mike Roy (Town Manager); Bill Ethier (CEO)

Guest: Gwen Hilton (Planning Consultant)
Luke Muzzy; Robert & Michelle Veilleux; Edward Devine

Meeting called to Order at 5:03 PM

Minutes:

Jonathan will have minutes prepared for the next Planning Board Meeting.

1. Adjustments:

John identified the need to add the review of the Hall Subdivision.

2. Conflict of Interest with any agenda item by Board members:

No Board Member identified a conflict of interest.

3. Report from CEO:

Bill Ethier gives Board an overview of the number of permits and inquires he has had in the office since the last Planning Board meeting.

4. Amended Land Use Ordinance: Village Commercial District

Gwen gives an overview of solar energy system amendment work that has been done to date. Some of the issues that need to be addressed are a portion of the district will include a shoreland overlay zone.

Jon brings up separating rooftop solar from ground-mounted and to have rooftop solar to be reviewed by the Code Enforcement Officer.

Motion by Noel to approve an update to the decommissioning plan to include updated having the owner update the Town of the cost to decommission the solar energy system; to make

all roof-mounted solar energy systems to be approved by the Code Enforcement Officer; and to look at the direct impact for ground coverage standard.

Motion Seconded by Lurline

Motion Passed Yea 5, Nay 0

Gwen identified that there is no need to amend the comprehensive plan.

Jon asks the Board to consider including Solar Energy Systems in the Rural Development 1 district as this district has the best possibility for future Solar development.

John asked about the scenic view?

Jon, we can exclude Solar from inside the scenic overlay zone. This will allow for a setback of 75 feet, and we can require landscaping to help hide the development.

Luke Muzzy offered comment on the solar amendment and to create more opportunities for other solar development.

Noel motion to accept the amendment as presented by Gwen and to include the Rural Develop 1 zoning district outside of the Scenic View Overlay zoning for Solar Energy Systems.
Motion Passed: Yea 5, Nay 0

5. Black Bear Lane Subdivision (Tracy Sawyer)

Bill gives an update and on Black Bear Subdivision and explains why the Board should allow for waivers from the subdivision standards.

Jon motioned to accept waivers from several standards of the subdivision ordinances.

Noel second the motion

Motion Passed: Yea 5, Nay 0

The Board conducted a public hearing and had two people comment.

Robert Veilleux commented on density and traffic concerns.

Eddie Devine also has concerns with traffic and density.

6. Old Business:

Hall Subdivision

Reviewed after Public Hearing for Marijuana.

7. New Business

8. Items for next meeting: September 28, 2020

Public Hearing on Land Use amendment for solar
Board to look at increasing the public notification period

9. Adjournment at: 6:32 PM

Public Hearing on Marijuana Ordinance

Gwen gives a presentation on the Marijuana Ordinance amendment.

John explains the lengthy timeline for the ordinances; this has been years in the making.

Devine Cooley – Greenville: Asks about the difference between a dispensary and a retail store.

Newton Pierce- Greenville Select Board member: Asks what happens if this ordinance is not approved.

Conard O'Neil: Thanked the Board for their hard work on the ordinance.

Noel motioned to accept the Marijuana Ordinance as presented and to recommend the ordinance to the Select Board.

Jon Second the motion

Motion Passed Yea 5- Nay 0

The public hearing ended at 6:50 PM

Hall Subdivision

Bill explains hold up of the hall subdivision

Noel motions approve the Hall Subdivision as presented.

Lurline seconds the motion.

Motion Passed Yea 5, Nay

Meeting adjourned at 7:22 PM