

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 26, 2020

NOTE TO PUBLIC: A video recording of this Planning Board meeting is available at 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: Lurline Arco; John Contreni (chair and secretary pro tem); Joanie Withee; Noel Wohlforth; Jenny Ward.

CEO: Bill Ethier

Guest: Mike Roy

Meeting called to order at 5:00 p.m.

Minutes: In Jonathan's absence, John agreed to take minutes. The minutes of the September 28 and October 12 meetings remain to be approved.

1. **Adjustments:** There were none.
2. **Conflict of Interest with any agenda item by board members:** There were none.
3. **CEO Report:** Bill updated the PB on the activities of his office during the period October 12-23. See the attached.
4. **Discussion: Impact Fees:** This topic arose at our last meeting for further discussion in light of the increasing number of subdivisions in Greenville, especially along East Road. The concern was raised that subdivisions might place a burden on Town resources dedicated to maintaining roads. An impact fee assessed to a subdivision might alleviate this burden.
 - Jenny noted that impact fees are generally assessed during the construction phase of creating subdivisions and that the additional tax revenue that subdivisions bring to the Town should cover the cost of additional road maintenance costs. She asked what other towns assess impact fees on subdivisions.
 - Lurline shared research she did on impact fees in Portland and Windham and in the relevant state statutes. She noted that one-time impact fees in Windham range from \$300 to \$3500 for residential developments.
 - Jenny asked how many subdivisions does Greenville currently have? Bill agreed to get that number for our next meeting.
 - Joanie suggested that an impact fee might be assessed as a conditional use criterion on a case-by-case basis after consultation with Public Works and other Town departments about the potential impact of a new subdivision.

- Bill noted that an impact fee might defer growth and that we would need to amend the Land Use Ordinance to authorize such a fee.
- Jenny asked whether other comparable communities such as Rangeley, Millinocket, or Bethel use impact fees? John offered to research this for our next meeting.

Discussion to continue.

5. **Discussion: Scenic Corridor for Lily Bay Road:** John summarized that this topic first arose in October 2017 at the suggestion of Jon. The PB at that time discussed sending a letter to relevant property owners on Lily Bay Road soliciting their views, but other matters overtook the agenda of the PB.

- Noel recalled when the PB established the scenic corridor along Moosehead Lake Road. He stated that two businesses located in Shirley rather than in Greenville because of the scenic corridor. He does not see the need for a second scenic corridor along Lily Bay Road.
- Lurline asked how we can protect the spectacular views along Lily Bay if we do not prohibit tall buildings along the west side of the road.
- Jenny thought it was important to preserve the feel of the area.
- Bill noted that it is within the realm of possibility that condos might go up in that area.
- Mike noted that it might be better for the PB to be proactive in protecting the character of the area and the viewscape rather than reactive.
- John will send the draft letter he prepared in 2017 to members of the PB.

Discussion about next steps, if any, will continue at our next meeting.

6. **Old Business: Planning Board Chair:** There was none.
7. **New Business:** There was none.
8. **Items for Next meeting: November 9, 2020**
1. Revisit sign ordinance, especially regarding temporary signs;
 2. Continue discussion of impact fees;
 3. Continue discussion of scenic corridor (Lily Bay Road).

9. **Adjournment:**

The meeting adjourned with unanimous consent at 5:49 p.m.

Respectfully submitted,



John J. Contreni
October 29, 2020

CEO UPDATE WEEK OF 10/12/2020 – 10/23/2020

34 INQUIRIES VIA PHONE/E-MAIL/OFFICE VISIT

- HIGHWAY/DRIVEWAY OPENING PERMIT QUESTION
- CMP CONNECTION QUESTION / COMPLETE FORM
- LAND USE QUESTION / BUILDING USE QUESTION: [17]
- SIGN PERMIT QUESTION [2]
- PERMIT QUESTION- HEAT PUMP
- PERMIT QUESTION- FENCE
- VENDOR PERMIT QUESTION
- NONCONFORMING BUILDING QUESTION [3]
- COMPLAINT: POLITICAL FLAG HANGING ON TOWN SIGN
- SEPTIC USE QUESTION [2]
- SENT LETTER IN REPLY TO POLITICAL SIGN COMPLAINT LETTER
- TREE CUTTING QUESTION
- CMP POLE PLACEMENT QUESTION
- OCCUPANCY QUESTION

19 SITE VISITS

- PRE-PERMIT VISIT: GARAGE [3]
- PRE-PERMIT VISIT: SHED/STORAGE [1]
- PRE-PERMIT VISIT: ADDITION [1]
- SITE VISIT TO CHECK SIGN INSTALLATION LOCATION
- COMPLAINT- SHED TOO CLOSE TO PROPERTY LINE- ONGOING
- NONCONFORMING CAMP ADDITION [6]
- TREE CUTTING REVIEW [2]
- COMPLAINT: POLITICAL FLAG ON TOWN SIGN- HAD FLAG REMOVED
- CONFIRM PROPERTY LINES
- DRAINAGE ISSUES
- OCCUPANCY QUESTION

10 PERMIT APPLICATIONS

- SHED/STORAGE: [4]
- BATH HOUSE/ LAUNDRY ROOM
- SIGN [2]

- GARAGE [2]
- SINGLE FAMILY DWELLING

9 PERMITS ISSUED

- BATH HOUSE / LAUNDRY ROOM [CAMPGROUND]
- SHED/STORAGE
- SIGN [2]
- GARAGE
- ADDITION
- DEMOLITION
- SINGLE FAMILY DWELLING
- GARAGE WITH LIVING SPACE

OLD BUSINESS FROM PLANNING BOARD MEETING 10/12/2020

- ISSUED NON-CONFORMING BUILDING PERMIT FOR WATT MANAGEMENT