

**GREENVILLE PLANNING BOARD**  
**Town Hall Meeting Room & Zoom Virtual Meeting Platform**  
**Municipal Building**  
**Minden Street, Greenville, Maine 04441**  
**Minutes**  
**November 23, 2020**

NOTE TO PUBLIC: There is a video recording of this Planning Board meeting 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 at the Meeting.

**Members Present:** Lurline Arco; Jonathan (Jon) Boynton (secretary); John Contreni (chair)  
Joanie Withee, Noel Wohlforth, Jenny Ward (alt.)

**Also, Present:** Bill Ethier (Code Enforcement Officer); Mike Roy (Town Manager)

**Guest(s):** Nick Walsh (Dimensions), Dale Knapp (Boyle Associates),  
Chris Byers (Boyle Associates, John Cleveland (?), Deven Cooley (Greenville),  
Gerard O'Neill (Greenville)

The Meeting started at 4:59 pm.

**Minutes of November 9, 2020**

The Minutes from the November 9<sup>th</sup> meeting will be reviewed at the next Planning Board Meeting.

**1. Adjustments:**

No adjustments were made.

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

No conflict of interest was identified.

**3. Report from CEO**

Bill gives review of his CEO report.

The Board asks several questions.

Jenny asks about the increased height with a cell tower

John asks about sign permits.

Bill will publish the report on the town website.

#### **4. Conditional Use Permit Application: Taylor Roy, Home Occupation, Spruce Street.**

Jenny asks about waste well and that it should be outside.

Board looks to impose a condition to address environmental and life safety issues with oil storage.

Board reviews conditional use criteria. Board agrees to all standards.

The Board agrees upon the conditions for operation, storage and to have the CEO follow up on requirements from the Fire Department and Maine DEP.

Lurline motioned to approve Taylor Roy's Conditional Use Permit with the identified conditions. Joanie second the motion. Motioned passed Aye 5, Nay 0. Jenny is not a voting member for this review.

#### **5. Conditional Use Permit Solar Energy System: Boyle Associates**

Chris and Dale present to the Board their solar development proposal.

John asks about the view shed from the southwest corner of the development.

Jenny asks questions on vegetative screening as the road sits higher than the solar development. Also references the view from people in other types of vehicles like SUV's.

John asks if the panels will be bifacial.

Jon asks about decommissioning

Jenny, asked about 2020 quote and asks about planting new trees.

Boyle states its

Bill, need approval by PUC?

Should have permits from PUC in 14 days and DEP

Bill asks about wildlife,

Jenny asks about the time line for construction and impact on surrounding areas, and she identifies fire as an issue to be addressed.

#### **6. Checklist Review: SES and Marijuana Establishments Applications**

Board reviews check list for solar energy ordinance

Joanie, asks environmental

Solar energy check list in conjunction with conditional use application

**Review**

Bill, shows Board the application for Marijuana

Lurline, asks about blackout system for greenhouses.

Jenny, asks about other permits that might be needed.

Jon asks to have a reference to the section in the ordinance a particular question is answering.

**7. Permit/licensing fees for marijuana establishments**

Bill, shows the Board the fee chart he has been working on. This chart identifies the fee schedule the other municipalities are charging for marijuana related uses.

Jon asks what the unorganized territories is charging?

John asks what the funds are for?

Jenny asks about fees and if they need to be renewed yearly and to not rush this final process.

**8. Old Business:**

There is no old business to address.

**9. New Business:**

Board will hold a meeting on Dec 7, 2020

**10. Items for next meeting: December 14, 2020**

Follow up on checklist and fees – finalize

**11. Adjournment at:**

Lurline motioned to adjourn the meeting at 6:58 pm. Noel second the Motion. The motion passed Aye, 6, Nay 0.

