

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

**NOTE TO PUBLIC:** There is a video recording of this Planning Board meeting that is available on the Town Website; Greenvilleme.com (reference Boards and Planning Board). 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.

**Minutes**  
**1-25-2021**

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

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

**Guest(s):** Chris Byer, Nick Walsh, Dale Knapp (Boyle Associates), Sheila Grant, Melissa Carrier, Aaron Sarnacki,

**Meeting called to order at: 5:01**

**Minutes: 12/7/2020 [ pending receipt ] 12/14/2020 [ pending receipt ] 1/11/2021**

**Motion made by: Lurline motioned to accept minutes**

**Seconded by: Joanie**

**Motion passed/failed: Aye 4 Nay0 Abstained 1**

**1. Adjustments:**

No adjustments made.

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

No Board member identified a conflict of interest.

**3. Report from CEO**

Bill reviews the CEO report with the Board indicates the report is on the website.

Mike asked about the statues with DEP on past permits issued by the Board

Joanie asks about the amendment for a subdivision.

Bill explains situation with an owner and it may come before the road.

**4. Conditional Use Pre-permit application meeting with Aaron Sarnacki from  
Threshers Brewing. Proposing to open up a Brewery and Restaurant at 388**

### **Pritham Ave [across from Junction Post Office]**

Aaron Sarnacki presents to the Board his project for the brewer. The property will be a two-level brew pub with a residential apartment.

John asks about parking.

Aaron stated the parking will depend on the number of patrons and that there is plenty of space on the site to accommodate more can expand parking back to tree line.

Jon asks about seating and how this fits with parking

Aaron explains that max capacity is about 50 as determined by Fire Marshall.

Jenny, asks about the apartments and who will use these.

Aaron explains who will use this space and that it will mostly be employees and himself.

John explains to the Board the sections of the code that the CEO believes are not applicable.

Jon asks to include item 8 as there is evidence on how they meet this standard.

John asks about item 10 on the conditional use check list to if it is needed for the review. The Board agrees to waive this standard.

Jenny asks about traffic and the impact on Pritham Ave.

Jon explains Greenville's busiest street as determined by the MaineDOT traffic count, goes on to explain the traffic count on Pritham Ave and how the new Brewpub could impact traffic.

### **5. Conditional Use Pre-permit application meeting with Melissa Carrier. Proposing to open up a Nutritional Smoothie Juice Bar in one of the strip mall units next to Moosehead Traders**

Melisa Carrier explains her project for a nutrition bar and shakes. Her business will be located in the mini-mall near A.E. Robinson

John asks about number of seats.

Melisa states there will be about 20 seats.

Melisa explains to the Board her business plan with these smoothies and nutrition shakes.

Jenny asks if the business structure is a franchise or if Melissa is starting from the ground up.

Melissa explains the there is a distributor for the smoothie and shakes and that its similar to structure to other weight lose shake businesses.

John reviews the checklist to the Board.

Melissa asks the Board to waive the three-week requirement to go before the Planning Board.

Jon asks questions Melissa why she is asking for this request?

Melissa explains the situation with the landlord not starting work on the space until she has her permits.

Jon asks clarifying questions about the issue with the landlord and reassures the Applicant that she will receive here Conditional Use Permit as long as she meets all the standards. Jon goes on to say that he is not in support of waiving the timing requirement.

Joanie also states that the Planning Board just set this new standard and that she is not in favor of granting a waiver.

#### **6. Boyle Associates Solar Application. Review answers to info requested. If no more info needed, set date for Public Hearing.**

Bill explains to the Board the actions that have occurred with the Town Attorney and Gwen (Town Planning Consultant) on review of the document from Boyle Associates.

Chris review Boyles answers explains obtaining a permit by rule form Maine DEP, applying to MaineDOT for a driveway permit. He explains the connection with land owner and dimension.

Nick Walsh explains more on Right Title and Interest. Dimension is parent company. They created an LLC in the State of Maine, then they split off project in a new LLC.

Chris continues with power connection agreement with CMP and explains the residential purchase option.

Bill explains the next steps in the review process, Public hearing at 6 PM will be in Newspaper and letters sent to abutters.

#### **7. Review Shoreland Tree cutting permit/fee**

Bill reviews reason for shoreland permit application, its required by state law and in our ordinance. The Town has not enforced the requirement. Asks the Board for their recommendation on permit fee.

Jon gives the example of the fee in Belfast which is \$100 instead of the \$25 offered by Bill.

John suggests \$50.

Jon asks about what the after the fact permit fee is.

Bill explains the after the fact permit is about double.

John brings up his suggestion of \$50 as a reasonable starting point.

Jon states again the need to charge something for a permit as this will take time to enforce.

Jenny brings up defining minor and major tree removal.

Joanie brings up cost of permit and the cost to remove trees, states not wanting to over charge.

**8. Old Business**

Bill updates the Board on the Route 15 auto sales/ junk yard.

**9. New Business**

None

**Items For next Meeting: 2/8/2021**

**10 . Public Hearing for Boyle Associates Solar Application?**

**Scott Harding, Storage unit.**

**Jason Simpson, will present to the Board new retail location in the industrial park.**

**11. Adjournment at: 6:37 PM**

Lurline motioned to end the meeting at 6:37 PM

Noel second the motion. Aye 6, Nay 0