

GREENVILLE PLANNING BOARD  
Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
March 22, 2021

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 Planning Board (the “Board”) at the meeting and generally identify the discussions at the meeting.

MEMBERS PRESENT: Noel Wohlforth; Joanie Withee; Lurline Arco; Jenny Ward (alt.)

ALSO PRESENT: Bill Ethier (Code Enforcement Officer); Mike Roy  
(Town Manager)

GUESTS: Joe Richards

In the absence of John Contreni, Chair, the Board can nominate someone to run the meeting or Bill Ethier has volunteered to Chair the meeting in John’s place. Noel nominated Bill Ethier and Lurline second.

In the absence of Jonathan Boynton, Secretary, Bill nominated Lurline Arco, and she accepted, to take minutes for the meeting.

Meeting Called to Order: 5: 02 p.m.

**Past Minutes:** The Minutes of December 7, and December 14, 2020, February 8, February 22, and March 8, 2021 have not been received by the Board.

**Adjustments:** None.

**Conflict of Interest:** Lurline has a conflict of interest with item 4 on the Agenda.

**Report from CEO:** Bill provided his update to the Board for the period 3/8/21-3/19/21, which is posted on the Planning Board portion of the Town website under “Planning Board Meeting Materials”. Bill noted that he added a new section, “Year to Year Comparison of Permits Issued to Date”. Jenny commented on the marked increase in the issuance of permits and was wondering whether it was because of not having a full time CEO or an indicator of an increase in development in the Town. Both Bill and Mike indicated it is probably a combination of both.

Joanie asked if the Board had enough for a quorum to go ahead with the meeting. Bill stated that with herself, Noel and Jenny as alternate, there was a quorum.

**William and Lurline Arco Conditional Use Permit Application Review.** Bill said everyone should have received a copy of the Notice of Decision. Bill noted that two abutters called regarding this application. The abutter to the west said he is fine with the fire wood processing operation. The abutter to the east is fine with the fire wood processing operation but wanted to put in a condition that if the operation changed hands, wanted the Board to revisit the permit and a new Conditional Use Permit issued. Jenny wanted to know if this something the Board normally makes a determination on based on the service provider for some of these projects. Also, do we have the right to control who the permittee chooses to provide the service. Jenny thought this was over reaching. Noel agreed and said he had no recognition of this ever being done. Mike asked if an abutter can control a project. Bill said that the Conditional Use Permit is issued to William and Lurline and not to Joe Richards and goes with the property and the Board can put in whatever conditions they feel necessary. Jenny asked about the duration of the operation. She thought operation was for only for a certain amount of time. Bill said there is no expiration for the permit until either the operation stops or the permit is pulled for violations. Joe said the operation is a yearlong operation with the exception of mud season. Joe said he is in the process of acquiring a new wood processor which will be more efficient and not run as long. A non-present Board member asked about the noise level. The loudest noise is the sound of a chain saw. Hearing no further questions, Bill read the 18 review criteria of Greenville's Land Use Ordinance (Article III, Section 10C). Bill added additional **Conditions** to the Permit which could be amended, stricken or additional conditions added. All the Conditions set forth in the Conditional Use Permit Application, on page 6, were agreed upon to be kept as written except for item 6, Hours of Operation, where it was agreed that the operation would be seven (7) days a week from 7 a.m. until 8 p.m. Noel asked Joe is this was acceptable. Noel then motioned and Jenny seconded. By a vote of 3 to 0 the Application was approved.

**Items to Address If Time Allows.** A discussion ensued regarding current Conditional Use and Subdivision Application fees. The current cost of a Conditional Use Permit is \$100. If certified letters need to be sent, at a current cost of \$8 each, and if a hearing is required, a cost of \$70 - \$90 for advertising, perhaps the applicant should be charged accordingly. The Town should not be responsible for these fees. Jenny asked if these were the only costs because if we are going to change how costs are charged, the Board needs to know the costs for each application. Bill said each application is different. The Solar application for was costly. The Board needs to keep in mind that the Marijuana applications are coming up and will be costly. Bill feels the entire Board should be present to discuss. Noel and Joanie agreed but a decision should be tabled until everyone present.

**Old Business.** Lurline inquired about the status of the used car lot. Bill said he is putting together a narrative.

Jenny wanted to know if we should revisit impact fees as well as all of our fee structures. Bill said that Jonathan has indicated for quite a while that we need to increase fees. The process is more complicated as to how fees can be used as well as a timeframe. Jenny said that it sounds like what Bill and the Board is required to do is more complicated from when these fees were originally arrived at. Noel agreed. Item was tabled to be revisited when everyone present.

**New Business.** Lurline inquired about a noise ordinance. Bill does not believe that the Planning Board is responsible for crafting a noise ordinance and believes it falls to the Select Board. Mike will check on who is responsible for crafting a noise ordinance and get back to us.

**Items for April 12<sup>th</sup> Meeting.** Timothy and Diane Ingerson application in our folders as well as on the Town website. This will be for living space only no bedrooms or baths. The DEP and CEO conducted a site review on October 21, 2020. The Board needs to review.

Review of fee schedule and public hearing fees.

### **What's On Your Mind?**

Lurline and Noel passed.

Jenny noted that there is a lot going on in Town and we as a group we can do to get out in front of things. Also make sure the guidelines we have in place are sufficient going forward. Bill said everything is in our Land Use Ordinance but is all in to review for whatever needs to be done. Mike said we are proactive regarding the need for a three (3) week review time period for applications which helps move things along in an efficient manner. This gives the Board plenty of time to see if there are any questions and if we need a pre-permit meeting which would give us a chance to establish if a public hearing is required. This helps in moving things along and the Board is not pressured. Jenny felt we have an opportunity to be looking forward to make sure we are out in front of things to see if something needs work or fine-tuned. Jenny realizes Bill is the one who will be the first to see any issues or problems and the Board should address any issues as soon as possible.

Joanie was concerned with the upcoming tourist season. The Town was congested this past winter with parking and will be more so this summer. She was especially concerned with the parking in front of restaurants and truck traffic. Mike said the Town owns the property behind the four-car garage and his goal is to level and stripe it for parking. Mike will ask the restaurant employees to park there instead of in front of the restaurants. He is hoping this alleviates some pressure but businesses have to get on board.

Joanie also suggested that the pedestrian walkways be redone so tourists know where to cross.

The lot on the corner of Evelth and Pritham Avenues is owned by Teleford and he will be taking this property back. He will be putting in a parking lot for Dockside and future buildings. This will open up parking in front of the restaurants.

Jenny inquired as to the parking lot across from Napa to be used for parking. It is owned by Moosehead Cedar Homes and Pelletier. Maybe it would be possible to approach them for additional parking.

Everyone sent their best to John for a successful operation and speedy recovery.

Joanie motioned to adjourn and Jenny seconded. The meeting adjourned at 5:53.