

GREENVILLE PLANNING BOARD  
Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
June 14, 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:** John Contreni, Chair, Jonathan Boynton, Secretary, Noel Wohlforth, Lurline Arco; Jenny Ward (alt.) (In Joanie’s absence, Jenny will have voting privileges.)

**ABSENT:** Joanie Withee

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

**GUESTS:** Scott Harding; Patrick Jones

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

**Election of Planning Board Officers:** Noel nominated John as Chairman, Jonathan seconded, approved 4-0. John nominated Lurline as Secretary, Noel seconded, approved 4-0. Jonathan will work to get the past Minutes up-to-date.

**Minutes:** Pending receipt of December 7 and 12, 2020, February 8 and 22, 2021, March 8, 2021, April 12 and 26, 2021. Minutes of May 24, 2021 presented.

**Motion made by:** Jenny made a motion to approve.

**Seconded:** Noel. Minutes have been moved and seconded. John asked if there were any corrections, additions or omissions. John noted corrections on page 2, fourth and fifth paragraphs, the height of the building needs to be corrected to 33’.10”, 19’.1” and 32’.7” and 35’. Bill noted on page 4 under Permit Approval, #5, that all language after “required” be deleted. Jenny moved to accept the Minutes with corrections and Noel seconded. Minutes approved 4-0. Jonathan abstained.

**Adjustments:** None

**Conflict of Interest with any agenda item by Board members:** None

**Report from CEO:** Covering week of 5/24/21 - 6/11/21. Jenny asked where the potential house to be demolished is located. Bill said the house is located on High Street. Jenny also inquired about the permit application for two tiny homes. Bill said the location is on North Green Street. Bill said they will be 8' x 40' and will be on a foundation. They will not have a chassis so not considered an RV. Bill said they will treat the tiny homes as a regular residence. Jonathan stated that there are quite a few housing bills going through that will be imposing standards. John asked about the Auto junkyard complaint. Bill said there were two for different properties. One on Lily Bay Road and one on Scammon Road. The State's statute says three or more unregistered vehicles it is considered an auto graveyard, but Greenville's statute is two or more. Bill gave one owner 10 days to provide him with a plan of removal and the other 30 days, to clean up the vehicles to remove any uninspected or unregistered vehicles.

**Site visit to Scott Harding property located at 40 Moosehead Lake Road:** A site visit was done at 4:00 p.m. to the subject property. Everyone who attended. Jenny asked how many storage units per building. Scott said the units will be 40' x 60'. On the north facing side, there will be four 4' x 10' units. The sides the units on each side will be 5' x 20'. Jenny also asked about security. Scott said there isn't any.

**Review for Approval, Scott Harding's Conditional Use Permit Application to construct two storage units.** John went through the requirements for a Conditional Use Permit. Bill added three additional conditions. 1. Will apply for and receive any permits including but not limited to Maine DEP permit; 2. Does not propose any outdoor lighting but will adhere to the Land Use Ordinance for the Town of Greenville, as amended; and 3. Will adhere to the Town of Greenville's Land Use Ordinance regarding stormwater and erosion. Jonathan asked what is Scott's plan of action regarding non-payment of rent. Scott said he will address that when it arises and will handle professionally. John read the review criteria and asked Member to answer yes or no. An additional requirement #4 was added - The applicant will merge the two identified lots prior to the issuance of a building permit. Motion made by Jonathan to approve with the noted condition. Noel seconded. All in favor 5-0.

**Pre-permit meeting with Patrick Jones. Looking to create a two-lot subdivision at the former Greenville Steam property, n/k/a Greenville Partners.** The proposed purchasers of these two lots are Moosehead Isle Construction and John McKusick Petroleum. Each lot would be approximately 5 acres. Pat here today to see what forms need to be filled out and to answer any questions the Member may have so they can move forward. John asked what would be involved with the State regarding a fuel depot. Would special criteria need to be established? Jonathan said certain conditions are required. Also is this part of the Steam Plant? Pat, yes. Jonathan asked if Pat had reviewed the Phase I done a few years ago. Pat didn't think it focused on this piece of property. Pat said Mr. Swanson's intention is to have a small saw mill and mill work shop for the project on Moose Island. Pat said these properties are not associated with Clean Maine Carbon. Pat said Mike Roy reached out and asked if they would consider selling since both projects the

Town is interested in and that is the reason he was here. Noel noted that he is on the Sanitation Board and he was concerned about the sale of this property. Four years ago, the Sanitation Department was involved in a lawsuit with a Dallas hedge fund. After a very expensive legal battle, which the Sanitation Department won, it was agreed that upon the sale of any of the properties, monies would go to the Town for taxes and the Sanitation Department would receive \$87,000 which is being held in escrow. Mike Roy approached Pat knowing two people who were looking for property and was wondering if they would be willing to sell to help the Town and the Sanitation Department. Pat knows what is owed. Pat believes Greenville Partner purchased is still involved and believes it owes \$30,000 in back taxes. Pat said we propose to pay at the closing the back taxes of \$30,000 for personal and property taxes which will allow the attorneys to release the remaining \$87,000 to the Sanitation Department. Jonathan wanted to know if at some point we could get a right-of-way from Spruce Street into the Industrial Park instead of coming in through the Junction. Pat said they will look to see if possible but probably would be difficult depending on the use of the property which would not allow it to be open to public traffic. Jenny was concerned with the heavy truck traffic on Spruce Street. Also, if one of the properties will be used as a fuel depot, could there be another way to access it through the Industrial Park instead of Spruce Street. Mike Roy wanted to know if these questions are needed since only a subdivision. Mike said at one point Spruce Street was part of the Steam Plant. John asked what is the access for the fuel depot. Mike said Spruce Street would be the access point depending on what is going on at the bio-plant. Could also enter through Greenville Steam Mill. Bill said since there are wet areas, will need to get the DEP involved.

John read off the subdivision requirements. Bill has checked off the first 20 and John began with #21. If anyone answers yes to a question, then that item will be required. Under "other" Bill added 1. more information on vehicular traffic; and 2. public hearing.

Jonathan asked if he was overstepping and if so, please let him know. John said as for him, there are things he does not understand and depends on Jon's technical expertise because it is his job and takes what Jon's says very seriously.

Mike feels that if the types of businesses were not mentioned it would be just a subdivision of land. Jon said if doing infrastructure, then yes we must look at it.

Potential buyers will need to go through Conditional Use Permit requirements.

Bill wanted to know who owns Spruce Street all the way down to the Greenville Steam Plant, the Town? Greenville Steam Plant does. They have a right-of-way across Central Maine Power to the gate of the Steam Plant. Therefore, it's their property and the questions should go to the new property owners.

**Old Business:** None

**New Business:** None

**Items for Next Meeting (6/28/21):** Kim Bates Subdivision Application. Review for approval. Bill asked if we wanted to do a site visit. Kim has right, title and interest to the road and will extend it to any properties she creates.

**What's on your mind:** Jon noted with all the new money flooding in, if we as a Board are prepared for the new changes. John believes it's coming to where we need to review the Comprehensive Plan. Bill said it is every 12 years. Jenny wanted to know if we had any extra dollars set aside for attorney fees in case we need them. Lurline asked if any new large businesses come to Town if they could be required to provide some sort of additional parking. Jenny believed we did address this issue as much as we could. Jon said people need to get use to walking into and around Town. Mike said the parking lot behind the three-car garage is being used. Jenny asked about the striping of the parking spaces in front of the school. Mike said the State will connect the lines. Mike said Lakeview Street is coming along and they are doing their best to keep the dust down. The Park should be started this week and the docks are in. Mike said fencing around the Lakeview project should be going up shortly. John asked how the \$3million bond for roads will be used. Mike said the roads are yet to be determined. Noel asked if the lines painted for parking in front of the school were standard. He said his truck would probably take up more than one space. Also, the road in front of his house is horrible. Jonathan said there is no priority for roadwork in Piscataquis County.

**Adjournment:** Noel motioned to adjourn the meeting and Jenny seconded. All in favor 5-0. Meeting adjourned at 6:44.