

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
January 11, 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 Board at the Meeting and generally identify the discussion at the Meeting.

Members Present: John Contreni (chair); Lurline Arco; Noel Wohlforth; Joanie Withee; Jenny Ward (alt.)

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

Guests: Scott Harding; Gwen Hilton; Nick Walsh (Dimension Renewable Energy); Dale Knapp (Boyle Associates); Chris Byers (Boyle Associates)

Meeting Called to Order: 5:01 p.m.

Past Minutes: The Minutes of December 7 and December 14 have not yet been received by the Board. Lurline moved and Joanie seconded that the minutes of December 28 be approved. Hearing no requests for changes or corrections, the motion to approve passed, 5-0.

1. Adjustments: No adjustments were made to the agenda. John volunteered to take Minutes in the absence of the secretary. In the absence of one Board member, Jenny will vote during this meeting.

2. Conflict of Interest: No Board member identified a conflict of interest.

3. Report from CEO: Bill provided his update to the Board, which is posted on the Planning Board portion of the Town website under "Planning Board Meeting Materials."

4. Scott Harding, dba Moosehead Properties Inc., Subdivision Application, Tax Map 5, Lot No. 6, Book 2722, Page 1. The PB reviewed Mr. Harding's completed application for a fourteen-lot subdivision. Lurline referenced the letter from Soil Solutions that concluded that a 1000-gallon septic tank would be adequate for a three-bedroom residence. She asked if the homes would be restricted to three bedrooms. Mr. Harding replied that house sizes would not be limited to three bedrooms. Larger homes would require a larger septic system. Bill added that in his permitting process he would make sure that a lot's septic system would be adequate to handle the size of a proposed residence. Bill asked Mr. Harding if the fourteen residences would have access to the subdivision road that connects to East Road. Mr. Harding replied that they would. Hearing no further questions, John read the 18 review criteria of Greenville's Land Use Ordinance (Article III, Section 10C). The PB agreed that each criterion had been met. Joanie then motioned and Noel seconded that the application be approved, which it was by a 5-0 vote.

5. Boyle Associates Solar Application Review. The application was reviewed by the Town's legal counsel, Eaton Peabody, and by Gwen Hilton. These reviews led to a "Request for

Information from Boyle Associates relating to Greenville CSG Solar Application Received 11/17/2020.” The request consisted of four questions, to which Mr. Knapp and Mr. Byers responded. Their responses will be submitted to the PB in written form and posted on the PB website. Bill reminded the PB that this was the time to ask any further questions of Boyle Associates. Jenny suggested that the Town should study other uses for the property in question since the proposed solar farm would tie up the property for 30 years. The Town might do better than the \$8000-8500 Boyle Associates will be paying the Town annually. Boyle Associates responded that their payment will be in addition to whatever state tax commitment is made. They are offering their payment up front as a bridge to state reimbursement for exempted local tax revenues. Bill added that the Town’s assessor is working on determining what the solar energy system will add to the Town’s tax base.

6. Marijuana Establishments Licensing Ordinance Review. The PB reviewed the December 28, 2020 draft of the Licensing Ordinance which had undergone changes suggested by legal counsel (Eaton Peabody) and Gwen Hilton. Gwen explained that the changes, marked in red on the draft, were largely cosmetic, except in Article 4.1.C, para. 2 where “Town Clerk” was changed to “Code Enforcement Officer” in order to streamline the process. The PB also noticed that “premises” was changed to “property” in one place, but not uniformly in the document. Bill will inquire about this. Lurline motioned and Joanie seconded that the draft with the recommend changes be approved, including resolution of the “premises”/”property” question by Bill. The motion was approved 5-0. Next steps = Select Board review of the proposed ordinance; special Town meeting to hold a public hearing and vote on the proposed ordinance.

7. Draft of Permit Review Timeline. The Board reviewed the second draft of the timeline. After brief discussion, Lurline motioned and Joanie seconded that the draft be approved. The motion passed 5-0. Bill will post the timeline prominently on the Town website.

8. Old Business. There was none.

9. New Business. There was none.

10. Items for Next Meeting. The next meeting is scheduled for January 25, 2021. Agenda items to this point will include:

- Boyle Associates solar energy system application review
- Thresher’s Brewery and Restaurant pre-permit meeting

11. Adjournment. Lurline moved and Joanie seconded that the meeting adjourn. By unanimous consent the meeting adjourned at 6:05 p.m.

Respectfully submitted,



John J. Contreni
January 12, 2021