

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 10, 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, Noel Wohlforth; Lurline Arco; Jenny Ward (alt.)

ABSENT: Jonathan Boynton and Joanie Withee

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

GUESTS: Uria & Angela Pelletier
Shelia Grant, The Eastern Gazette (zoom)

Meeting Called to Order: 5: 00 p.m.

Minutes: Pending receipt of December 7 and 12, 2020, February 8 and 22, 2021, March 8, 2021, April 12 and 26, 2021

Motion Made By: John stated that Jonathan will be providing abbreviated but official Minutes to the Board shortly.

Adjustments: Bill requested that the Board add 4a under Action: Need to Address, for a Conditional Use Permit for a used car lot in the Industrial Park. There was a vote of 4/0 to approve the addition.

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

Report from CEO: Report covering week of 4/26/21 - 5/7/21. John asked about the question of RVs on property. People wanted to know what is required to put a RV on a site. The Town is concerned about how they are handling their waste/septic. After 30 days, Bill needs to inquire about how they are taking care of their waste/septic and, between 30 and 120 days, they need to

supply him information on how this is being done. Once it hits 120 days, the RV is considered a dwelling. RVs are popping up all over town and Bill's goal is to educate people on how to proceed. Bill spoke with Brian Turner of the Sewer Department and a port-a-potty can be used for an event but is not acceptable for long-term use. Also, the size of the lot plus any additional buildings on it, also have an effect on what you can do.

Jenny suggested that since these ordinances are already enacted, maybe we could have a "public interest" educational piece in the Moosehead Matters letting the public know what they can and cannot do. Bill will speak with Jonathan Pratt about accomplishing this. John said it should coincide with the specific season.

Action: Need to Address

Watt Management received approval by the Board on 11/9/20 to expand their camp by 1,032 square feet. They only used 960 square feet and are proposing to use the available 72 square feet to construct a 6' x 12' entry deck utilizing the existing set of stairs. The deck will be facing the road and away from the water. There will be no further expansion within 100' of the water for this property. Jenny noted that the staircase was not included in the 6' x 12' area, but Bill explained that the stairs were preexisting and just putting up a new platform. Noel motioned to approve. Lurline seconded. Passed 4-0.

Mr. Pelletier was present for a pre-permit meeting to open a used car dealership in the Industrial Park. Mr. Pelletier currently has a used car lot in Waterville and is looking to expand his operation to Greenville in the Industrial Park where Joe's Garage is located. He has an Intent to Lease for this property. Mr. Pelletier said no major repairs will be performed there not even inspections. Going to keep the current buildings for office space and garage. Will be selling used trucks and cars. Jenny asked didn't the owner need to apply for the permit. Mr. Pelletier said there was nothing in the owner's deed restricting leasing the property. Jenny also asked if this type of operation is allowed in the Industrial Park. Bill said used car sales are allowed in the Industrial Park with a Conditional Use Permit. John asked about hazardous waste material. Mr. Pelletier has a disposal area at his Waterville location. He doesn't know right now if he will put one in at this location. Mr. Pelletier also has licenses to sell heavy and light trailers as well as motorcycles. He just doesn't want to sell cars. Jenny asked Noel what he thought about the request for a used car lot in the Industrial Park, and Noel said that is exactly where one should be. The Board was in agreement that Mr. Pelletier should go forward and submit an application. John read the Application Requirements for Conditional Use Permits and marked the items that were needed by the Board.

Adjournment: Meeting adjourned at 5:40.

Approved 5-0 at Planning Board Meeting on 5/24/2021