

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 24, 2021
And
PUBLIC HEARING

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; Joanie Withee, Lurline Arco; Jenny Ward (alt.) (In Jonathan’s absence, Jenny will have voting privileges.)

ABSENT: Jonathan Boynton

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

GUESTS: We have a number of guests. Please sign in especially for the Public Hearing. Keith Ewing of Plymouth Engineering on behalf of Lakeshore Ventures, LLC, John and Pam Koch, Margarita Contreni, Bonita DuBien. By Zoom, P. St. Laurent, Fred Gossage and Mark Gilbert

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. Minutes of May 10, 2021 presented.

Motion Made by: Noel made a motion to approve.

Seconded by: Jenny. Minutes have been moved and seconded. John asked if there were any corrections, additions or omissions. None being heard, John moved to accept the Minutes as previously distributed. Minutes accepted 5-0.

Adjustments: None

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

Report from CEO: Report covering week of 5/10/21 - 5/21/21. John asked about the inquiry of where a hotel could be built. Bill sent them a copy of the Ordinance which states where a hotel could be located, large and small scale, and also which Districts allows them. Jenny inquired about the permit for the business. Bill stated it will be located in the space that the AMC previously occupied. John commented on the permits for ten single family homes. John also inquired about the property on Moosehead Lake Road. It looked more presentable. Bill said he has not finished following through. There were no other questions.

Action: Need to Address: The only action today is a Public Hearing for Lakeshore Ventures, LLC for a Conditional Use Permit proposing to construct a two-story business, combination retail and apartments on second floor, at 35 Pritham Avenue. John called the Public Hearing to order.

Keith said they are requesting to build 4,663 square foot multi-use building located next to Jack's Air Service and Pritham Avenue and Lakeview Street. The building will be a two-story building, have three tenants on the first floor and an assembly area and two apartments on the second floor. Keith spoke with the Sewer and Water Department(s) and they did not have a problem with this construction. Keith said they have met all seventeen requirements in the Application for Conditional Use Permit.

John Koch noted that the sketch showed the building to be a height of 133'10". He noted that the ceiling of the second floor is 119'1" and asked if this was a dormer and why there are windows above the ceiling on the second floor. Keith said the original plan had skylights. The owner did not want skylights and the contractor did not want to build them in so a dormer was added so you actually have high ceilings or cathedral ceilings.

John Koch wanted to know why the building had to be so tall. You have 14'.9" above the ceiling on the second floor. If you lower the pitch of the west elevation from 8'.2 to 4'.12, it would bring the peak down 6' to 11'.9. Keith stated that this is what the client would like. John Koch stated that he currently looks at the harbor from his home and that he will be looking at the south elevation and will not see any of the Lake until you get out beyond where the game warden parks their plane. John Koch asked about the height of Dockside. John Koch said he didn't see the necessity to be that high. Keith said it is 132',7 and they are allowed to go as high as 135'. John Koch also stated that the northside evaluation has a 12/12 pitch so when the wind blows down the Lake and hits that 12/12 pitch, you will have a large drift of snow on the street and sidewalk on that side. Keith stated that it is no different than Dockside's ridge. Keith said it is a mirror image of Dockside from that end. John Koch said he wants to go on record vehemently opposing the height of the building.

John Koch also commented on the Community Room holding 80 people having one door in and a little door to the fire escape. Keith said he was correct. Units A and B do not require additional exits but Unit C does.

John Koch also commented that he feels Lakeshore Ventures will be back in a couple to three years asking to put additional apartments on that third-floor space. Keith said that is not what is intended. Technically it has two floors but is as tall as a three story. John Koch said Dockside is shorter and has three floors.

John Koch asked about parking. Knows there are four spaces potentially for people living in those two apartments. We all know that there is a parking issue in the Town of Greenville. Bill said there are additional parking spaces coming. John Contreni stated there are an additional seven parking spaces in front of the building. John Koch asked if there will be additional parking spaces in the dirt lot. Pam Koch asked where are you going to put when you get 80 people, where will they park? They won't fit in those seven spaces.

Keith said questions were raised about how many parking spaces does the downtown have. Keith continued saying you have 109 parking spaces downtown and based on conversations I've heard, you will have an additional 67 parking spaces that were depicted on sketches and 11 and 12 additional spaces in front of the high school.

John Koch said you have employees of Dockside and the Bakery that park behind the old post office. Maybe consider a remote parking area for parking. Mike Roy said construction for a parking lot will start behind the four-car garage behind the fire station. Looking to level and stripe and will be asking businesses and employees to park there. John Koch said he heard that Telford will be taking over the dirt parking lot and making it private. Mike Roy said that is his property and he is allowed to do that. John Koch said he voiced his concerns.

John Contreni asked if there were any other comments, observations, questions. Hearing none, are we ready to move forward.

John Contreni read the Conditional Use/Subdivision Permit Review Criteria and asked the Members to answer yes or no. After reading all 18 review questions, Bill apologized but had just received a letter from an abutter today and wanted to put it on record. John Finn, of 89 Nelson Avenue said as a property own, seasonal resident and taxpayer he wanted to be on record objecting to the construction of a two-story building at 35 Pritham Avenue. The second floor would obstruct the view of the Lake for nearby property owners and change the character of downtown. Bill said this was the only communication received. Letters were sent to all abutters and anyone within 300 feet. John Koch asked if he would be on record and both Bill and John Contreni said yes and his comments would be in the Minutes.

John Contreni continued to read the Permit Review Criteria and asked if there were any additional conditions to be added to the Permit. Lurline said she would like to add a condition that construction begin within one year of approval and construction completed two years after it commences. Bill said that our Ordinance states that once a shoreline permit is issued, and construction has begun and at least 30% of the project is completed, we can permit for another year. Lurline said she didn't want to run into the same problem as before with Tyvek on a building

and wanted to know if we could impose some type of bond or dollars held in escrow so in case of a default, we had something to fall back on. Bill said he would check with MMA to see if this can be done.

Joanie spoke about her concerns regarding the construction and congestion in the downtown area. She was also concerned about bottlenecks and safety issues since summer is our busiest time. Wanted to know if there is a plan for safety and bottlenecks. Keith has spoken with the contractor and is anticipating all deliveries in the morning. The workers are planning to park off site and planning to carpool. Once the new parking lot is set up, any extra vehicles beyond transport for tools, will be on site.

Mike Roy said from the Town's standpoint, Lakeview should begin this week and will continue until the target date which is the end of June. The Crafts Landing Park should begin by June 15th and that is a two-to-three-week project and hoping to be done by the end of June to July 4th. At that point hope to be out of the area and moved to Washington Street. Maybe some bottlenecks during the partial demolition but doesn't see July and August be impacted by the construction.

John Koch asked if the building would be razed. Keith said they will be using parts of the existing building.

John Contreni noted that the Conditional Permit meets all 18 review criteria and we added six conditions to the Permit approval.

The six Permit Approvals are:

1. Must apply for and receive all state and/or federal permits including, but not limited to, Maine DEP and Fire Marshal approval
2. Any outdoor lighting will adhere to Greenville's Ordinance
3. Any exterior signs will adhere to Greenville's Ordinance
4. Best Management Practices for stormwater and erosion control, according to Greenville's Ordinance
5. Certified "as built" finished floor elevation required begin within one year of permit approval and be completed on the exterior within two years after commencement of construction
6. Upon legal review, construction must begin within one year of permit approval and be completed, on the exterior, within two years after commencement of construction

All those in favor of approving the Permit as presented, and meeting all criteria with six conditions, please raise your hand. Permit approved 5-0.

Items to be addressed if time allows: None

Old Business: None

New Business: None

Items for Next Meeting: 6/14/21: Our next meeting will fall after the Town Meeting which is June 7th. We will get to elect a new Chair and Secretary.

No further comments, Joanie moved to adjourn and Noel seconded.