

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
August 8, 2022

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 identify the discussions at the meeting.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Jenny Ward, Maureen Hopkins, Vacant (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: None

ALSO PRESENT: Mike Roy (Town Manager)
Ron Sarol (Code Enforcement Officer)

GUESTS: Paul Whitney

GUESTS VIA ZOOM: Sheila Grant (Eastern Gazette)

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

Minutes: Pending receipt of December 7 and 12, 2020; February 8, 2021, July 11, 2022

Motion made by: Maureen to approve the July 11, 2022 minutes

Seconded by: Noel.

Motion passed/failed: Minutes of July 11, 2022 approved 5-0

Informational Minutes for July 25, 2022 stating that there was no meeting since there were no new items to present to the Board.

Additions or Deletions: None

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

Report from CEO: Ron reported on the period 7/12/22 - 8/6/22. There were 114 permits issued year-to-date compared to last year of 137. Eleven new permits issued. Four permits were issued for single-family homes. Jenny asked if these were primary homes. Ron - yes.

Action Items Needed to Address: None

Old Business:

- Small Wireless Facilities discussion. Maureen said she is looking for ordinances in other towns that are similar to Greenville. She said it makes sense to do something but cannot find an ordinance that fits our scale and is relevant to Greenville. She will take a stab at drawing one up.
- Permit process of Paul Whitney. Ron – have gone through the checklist and believe everything is covered. John asked how many abutters. Ron, 18. Only Mr. Benatar wrote back stating he was against it. Heard from two abutters by phone, but nothing from the others. One was against it for religious reasons and the other was concerned about odor. Paul said he could lose his license if anyone could smell anything. Ron said he has the septic design which has been signed off by the plumbing inspector, copy of the Deed and site plan. The only thing lacking is a final signature on the Maine Adult Use Local Authorization form. Was not going to sign off until everything is completed which he believes it is. John said the next step is to review the application to make sure it is complete which we can do at the next meeting. The Board will need to consult with one another to see if a Public Hearing is necessary which we can do at the next meeting. Ron said the two abutters who called him would like to attend the Public Hearing if there is one. Paul said Doug Young is in support and would like Doug to attend the Public Hearing on his behalf. If there is a public hearing, it needs to be placed in the newspaper and posted at several locations where the public will see it.

New Business:

- Review ordinance concerning notification of abutters. Ron stated that Roxanne asked him to look into notification of abutters since the wording is different on the Subdivision Application, Subdivision Ordinance and the Conditional Use Application. Maureen stated that an applicant should obtain a certified list from the Town of all abutters which shows map and lot numbers. John said that the applicant will need to reimburse the Town for the certified mail return receipt requested letters. John said we will hold on the Ordinance change but asked Ron to draw up new language for the Subdivision Application.
- Add “Town’s Right of Way” to the Ordinance. Posts were installed downtown on Lakeview Street. Town is concerned because it will hinder plowing in the winter. Ron said he spoke with the owners and there is nothing in our Ordinance that says they can put those posts right up along the road. John said most people understand that there is a ten foot right of way for telephone poles, sewer, directional signs but nothing is written. Mike said he is working with the property owners to resolve the issue. Ron will draw up appropriate language for the Board to review.

Items for Next Meeting – August 22, 2022:

- Ron will provide new language for notification to abutters and right of way
- Board to approve Mr. Whitney's application
- Ron said they received a letter from the State. Going forward, we need to comply with their request to change "marijuana" to "cannabis". John asked if this needs to go before the Town. Maureen believes that the Town does not have the authority to refuse. If the State mandates, the Town must comply. Documents on the website will be changed to reflect the change.

What's On Your Mind: John wanted to know if the changes approved at the June 6th Town Meeting to lighting and signage were updated into the Ordinance. Mike no. John volunteered to make changes in the Ordinance and also to update Ordinance with the changes approved at the Town Meeting on June 6th. He will circulate the draft of the amended Ordinance for Board review. Maureen passed. Noel is happy the crevasse under the blinking light is filled in. Lurline passed. Jenny asked about an update on the Solar Farm across from Mark Muzzy. Mike believes they will begin work at the end of August. Jenny noted that the new Hammond Lumber sign light seems harsh and shines through the spaces in the sign into driver's eyes. John asked the Board to please check out the sign when they are out and about in the evening.

Adjournment: Jenny motioned to adjourn. Noel seconds. Approved 5-0. Adjourn at 5:43.