

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
December 13, 2021

PUBLIC HEARING
5:00 p.m.

NOTE: This Public Hearing is being recorded. This Public Hearing is for voting on the application for a Conditional Use Permit for C.A. Dean Northern Light Hospital. This is one stage in the conditional use process. First there was a pre-application meeting followed by submission of the application to the Planning Board for review to make sure the application is complete. The Public Hearing is another stage of the application. After the Public Hearing, the Planning Board will formally convene at 5:30 and proceed with its Agenda. One item on the Agenda is to make a decision on the application for C.A. Dean Northern Light Hospital, and if need be, there will be an extension.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Joanie Withee, Jenny Ward, Dawn Holbrook (Alt.) and Maureen Hopkins (Alt.)

GUESTS PRESENT: Richard Borrelli (WBRC Architects), Tim Doak (Northern Light Hospital), George Eaton (Northern Light Hospital), Marie Vienneau (President, Northern Light C.A. Dean).

GUESTS PRESENT VIA ZOOM: Jason Goodwin, Steve Douglas, Lorraine Rogerson, Bre Ericson, Dawn Stone, Karen Glavin, Craig Watt, Bre Hany, Suzanne Spruce, Diane Bartley, Kelly Rockwell, Linda Gilbert, Jennifer Goodrich, David McDermot, Brian DeGrassi, Adam Comstock, Andy Straub, Sheila Grant (Eastern Gazette), David Woodward

John opened the floor for questions/comments. Marie Vienneau stated that they propose to build a new 11,500 square foot hospital with new private patient rooms, new ambulance area, FAA approved helipad and to renovate the East Wing, which is approximately 12,000 square feet and will provide an additional 10 private rooms. Jenny asked if someone would address the estimated life expectancy of the new hospital. Marie noted that the promotional video noted that the present hospital has lasted for 100 years and maybe this one will too, but technically they expect 50 years with upkeep. Joanie noted that there are 5 beds but have they considered additional beds if needed. Marie said that the campus is large enough to expand and their license would allow them to use the current 10 long-term beds for acute care if needed. John inquired about their time-line to begin. Marie said they have a Board meeting in March 2022 and will get the final approval of maximum price and will break ground April/May 2022. Tim Doak said that this is multi-staged project. The initial construction will take about 18 months to build the new hospital, which will be behind the

current hospital. This will allow us to move patients around to vacate the East Wing, renovate it, move patients back, and then take the old building down and landscape. It will be close to a 24-month period. Jenny urged people to share their concerns, excitement about the project. Craig wanted to express his thanks to Northern Light for this chance to revitalize our healthcare because there was a chance of losing our hospital and now we can keep our hospital and healthcare local. Diane said she is on the Board and they have been talking about a new hospital for a long time. She agrees with Craig that it is absolutely necessary for this project to go forward and to keep healthcare in this region. David McDermont, senior physician at C.A. Dean, stated how important it is to have an up-to-date facility and the importance it plays in attracting doctors, physician assistants, etc. to rural areas. John stated that he believed we received the comments we need to hear as a Planning Board. John thanked everyone for coming. The Planning Board will reconvene at 5:30 for its regular scheduled meeting. The Public Hearing adjourned at 5:18.

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, Lurline Arco, Secretary, Noel Wohlforth, Joanie Withee, Jenny Ward, Dawn Holbrook (Alt.) and Maureen Hopkins (Alt.)

MEMBERS PRESENT VIA ZOOM: Noel Wohlforth, Joanie Withee, Jenny Ward

ABSENT: None

ALSO PRESENT: Mike Roy (Town Manager)
Peter Leathers (Code Enforcement Officer)

GUESTS: Richard Borrelli (WBRC Architects), Tim Doak (Northern Light Hospital), George Eaton (Northern Light Hospital), Marie Vienneau (President, Northern Light C.A. Dean)

GUESTS VIA ZOOM: Jason Goodwin, Steve Douglas, Lorraine Rogerson, Bre Ericson, Dawn Stone, Karen Glavin, Craig Watt, Bre Hany, Suzanne Spruce, Diane Bartley, Kelly Rockwell, Linda Gilbert, Jennifer Goodrich, David McDermot, Brian DeGrassi, Adam Comstock, Andy Straub, Sheila Grant (Eastern Gazette), David Woodward

Meeting called to order: 5:30 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 October 25, 2021 will be reviewed at the next meeting

Motion made by Lurline to accept the October 25, 2021 minutes

Seconded by Jenny
Roll call 5-0

Motion made by Lurline to accept the November 22, 2021 minutes
Seconded by Noel
Roll call 5-0

Adjustments: Hammond Lumber requested that their application for a Conditional Use Permit be moved to the January meeting

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

Report from CEO: Peter reported on the period of 11/23/21-12/10/21. Highlights during this period included issuing a stop work order for Map 26 Lot 22 and a preliminary review of Adult Use facility with the Police Department. Joanie asked Peter to explain why the Police were there and Peter explained that it is required that the Police Department, Fire Department and himself inspect the premises before a Public Hearing. Jenny inquired where the stop order property is located. It is the driveway next to Fred's. John stated that no permits were ever issued and they will have to apply for an after-the-fact permit which is four times the cost of the original fee. Peter said no permits will be issued until they speak with DEP.

Action Items:

First action item is C.A. Dean's Conditional Use Permit Final Package. Earlier this evening there was a Public Hearing. Comment and questions were raised and testimonials given. The public had an opportunity to weigh in on the decision. John read the 18 Review Criteria questions. After reading the Review Criteria, John asked if there were any questions/comments. Jenny wanted to talk about the proposed lighting. Jenny stated that we are in the process of looking at the Light Ordinance for the Town. The street lights are 3000K and the hospital is proposing 4000K which is in compliance with the current ordinance. Jenny also stated that this area is close to becoming Dark Sky compliant. The fixtures are fine but would like the illumination be reduced to 3000K. Tim Doak wanted to clarify that 3000K is a warmer yellow light but has nothing to do with intensity. Tim also said he does not have a problem changing from a 4000K to a 3000K. Jenny thanked Tim. Jenny also stated that if we want to become a Dark Sky Community, a requirement is that the lighting be 3000K or less. Joanie inquired about the signage. Peter stated that a revised proposal was submitted which meets all requirements. Noel motioned to accept the application as we discussed including signage and reducing the kelvins from 4000K to 3000K. Lurline seconded. Roll call taken, passed 5-0. Motion was made to "accept" the application not to "approve" it. Therefore, John asked who would like to make a motion to approve the application. Noel motioned to approve the application and Lurline seconded. Roll call taken, passed 5-0.

Second Item: Hammond Lumber Conditional Use Permit moved to January 2022 meeting

Third Item: Greenville Boards and Committee Application, drafted by Jenny. Discussions ensued about changes to the form. Jenny said she will make the suggested changes and present at the next meeting.

Fourth Item: Planning Board Establishment Ordinance, drafted by Maureen. Questions and suggestions were made. Maureen will make the suggested changes and present at the next meeting.

Old Business: None

New Business: December 27, 2021 cancelled due to holidays

Items for Next Meeting (1/10/22):

- **Outdoor Lighting and Signage Ordinance:** Jenny will be meeting with Mike and Peter and will present her findings at the next meeting
- **Hammond Lumber Conditional Use Permit**
- **Ember Gardens Adult Use Conditional Use Permit (per-permit hearing)**

What's on Your Mind: John inquired about the demolition at Hammond Lumber. Peter stated no permit needed for interior demolition. John asked Peter to update website with Agendas. Everyone wished all a Merry Christmas and Happy New Year

Adjournment: Jenny motioned to adjourn. Joanie seconded. Roll call – passed 5-0.