

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
January 24, 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 generally identify the discussions at the meeting.

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

MEMBERS PRESENT VIA ZOOM: Joanie Withee

MEMBERS ABSENT: Jenny Ward. In Jenny’s absence, Dawn will have voting privileges

ALSO PRESENT: Peter Leathers (Code Enforcement Officer)

GUESTS: Wayne Noyes, Steve Hardy

GUESTS VIA ZOOM: Sheila Grant

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

Motion made by Noel to accept the January 10, 2022 as written with any corrections

Seconded by Lurline

Approved with changes – roll call 4-0

Motion to approve the April 12, 2021 Minutes was made but could not be approved since not enough Members present. Put over to February 14, 2022 meeting

Adjustments: None

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

Report from CEO: Peter reported on the period of 1/10/22 - 1/24/22. It has been quiet. One new permit was issued to Lakeside Stitches for a sign at 35 Pritham Avenue. Year-to-year comparison of permits issued for 2021 were 182 as compared to 2020 which were 32.

Action Items:

First Item: Hammond Lumber Conditional Use Final Approval. John noted that there are three curb cuts. Wanted to know if one would be eliminated. Most of his questions were about parking and traffic flow. People come from NAPA, cross your property to get to the gas station without even accessing Moosehead Lake Road. Steve said they could put seasonal products there to mitigate that. John asked if there will be an entrance and exit for traffic. Right now, the traffic flow is an issue. Steve said the tractor trailers would come in the entrance and exit out Minden Street. John asked about the lighting. Steve said the lighting will be 3,000K. John asked about the height of the sign. Steve said it is 20 feet. John asked if they will repave lot. Steve said eventually. John – we have had a Public Hearing and have reviewed the documents. Are we ready for a vote. Noel moved to approve the project as outlined in the permit application. Joanie seconded. Roll call – 5-0.

Second Item: We need to look over the two documents Maureen distributed to us, the Planning Board By-Laws Application and the Planning Board Establishment Ordinance. The Board began with the Ordinance. Maureen – the changes are minimal. Made some clarifications. John – what is the difference between an Ordinance and By-Law. Maureen – By-law's deal with administration and procedures, i.e., date and time of meeting, conduct at meetings, etc. This document will not supersede the earlier Ordinance but will be an amendment to the Ordinance. John – this document has to go before the Select Board for comments and then to the Town. Think about any other items you want to address. Maureen – we have time for any other substantive changes. John wanted to have conflict of interest defined. Maureen – There are two different kinds. One is defined by the State. Definition of conflict of interest will be put into the Ordinance and refer back to the By-Laws. John- Regarding the By-Laws, we usually have Public Hearings before the scheduled meeting to keep the two completely separate. We usually advertise a Public Hearing once. Is it required to be advertised twice. Maureen – I will look into that. John – who approves the By-Laws? Maureen – Planning Board Members. John – would like to see the drafts one more time at the next meeting,

Old Business: None

New Business: None

Items for Next Meeting (2/14/22):

- **Ember Gardens Public Hearing**
- **Lighting Ordinances: Outdoor and Signage**
- **Planning Board By-Laws and Ordinance**

What's on Your Mind: Joanie – won't be available until Monday to sign permit is that ok. Yes. Maureen, pass. Noel, pass. John – I presented the Application form for Boards and Committees to the Select Board. They liked it and voted to pass it 5-0. It is on the Website but it is the next to last version. Will get that from Jenny and update the Website. Thanks to Jenny for all her work. I also get questions from people asking what they can do with their property after they have purchased it. Maureen – people should find out before they purchase it. Peter – I direct people to the Website to see what zone they are in so they know what they can and cannot do. Lurline passed. Dawn – I would have zoomed last meeting but did not have the information. John – Look for an e-mail from Mike who sends out that information before every meeting.

Adjournment: Noel motioned to adjourn at 5:41. Dawn seconded. Roll call 5-0.