

GREENVILLE PLANNING BOARD  
Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
March 8, 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. **DUE TO A TECHNICAL ISSUE, THERE IS NO VIDEO RECORDING OF THIS MEETING**

**MEMBERS PRESENT:** John Contreni, Chair, Jonathan Boynton, Secretary, Noel Wohlforth; Lurline Arco; Joanie Withee, Jenny Ward (alt.).

**ABSENT:** None

**ALSO PRESENT:** Bill Ethier (Code Enforcement Officer)  
Mike Roy (Town Manager)  
Tammy MacGovern

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

**Minutes:** Pending receipt of December 7 and 14, 2020, February 8 and 22, 2021

**Motion:**

**Adjustments:** None

**Conflict of Interest with any agenda item by Board members:** Lurline has a conflict with Item #10 on the Agenda.

**Report from CEO:** Report covering week of 2/22/21 - 3/8/21. 34+ inquiries via phone/e-mail/office visits. 2 site visits. 1 permit applications. 3 permits issued. Permits issued through 1/22/21 totaled 13.

**Action: Need to Address:** Tammy MacGovern to discuss her subdivision on Moosehead Isle Estates and the possibility she will need to make an adjustment. The Board received documentation from M. Marie S. Lougee, Heart of Maine Surveying, dated March 4, 2021 concerning Lots 15, 15-25 and 15-26 on the Greenville Tax Map 10. Ms. MacGovern explained that the McBreairtys, Michael Neece and Hearther Axworthy propose to amend the configuration

of their lots to eliminate previously granted easements within and affecting Lots 15, 15-25 and 15-26 of Moosehead Isle Estates. The proposed acreage changes are: Lot 15, +0.95A; Lot 15-25, -1.55A; Lot 15-26, +1.16A. After review of the site maps and the three Subdivision/Site Plan Amendment Applications, the Board approved by a vote of 5-0 the minor revisions requested by the applicants.

**Old Business:** John brought up the status of the used car lot on Moosehead Lake Road. Bill said that he has been unable to get out there given his work load.

**New Business:**

- Discuss if CEO can make grammatical and formatting corrections to approved Conditional Use Permits without PB approval. The Board agreed that the CEO could make such non-substantive changes.
- Discuss with CEO the process of Conditional Use Permits regarding pre-permit meeting and establishing a Public Hearing. The Board agreed that pre-permit hearings would be a useful first-step in the permitting process. The Board will decide on a case-by-case basis if a public hearing might be necessary. Abutters, of course, would routinely be notified of a pending Conditional Use Permit.
- Would the Board like to have a time at the end of meeting to have a section called “What’s on Your Mind” like the Select Board, Yes, the Board thought this might be a useful part of the Agenda and provide members with an opportunity to bring up general concerns.

**Items for Next Meeting March 22, 2021:** The Board discussed with Lurline her Conditional Use Permite Application dated February 26, 2021. She proposes to use a portion of her property (Map 17, Lot 6) to process firewood. John read the 17 application requirements for Conditional Use Permits and the Board decided which ones to waive and which to retain. The Board added a safety hazard mitigation requirement that the application must include a plan for removal of mud from East Road caused by trucks entering and exiting the property. The Board will review Lurline’s application at its next meeting.

**Adjournment:** Lurline motioned to adjourn at 5:40 p.m. Noel seconded.