

**GREENVILLE PLANNING BOARD**  
**Town Hall Meeting Room & Zoom Virtual Meeting Platform**  
**Municipal Building**  
**Minden Street, Greenville, Maine 04441**  
**Minutes**  
**August 10, 2020**

NOTE TO PUBLIC: There is a video recording of this Planning Board meeting that is 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 Board at the meeting, and generally identify the discussion that occurred at the meeting.

**Board Members Present:** John Contreni (Chair); Jonathan Boynton (Secretary); Noel Wohlforth; Lurline Arco (Absent); Also, present Michael Roy; Town Manager; Bill Ethier

**Guest(s):** Bruce Brown; Debrah Loma

Meeting called to order at 5:02 PM.

**Minutes:** July 27, 2020, meeting minutes were accepted as presented.  
Motion made by: Jonathan  
Seconded by: Noel  
Motion passed: Yea 3, Nay 0

1. **Adjustments:**  
No adjustments were made to the agenda.
2. **Conflict of Interest with any agenda item by Board members:**  
Board members identified no conflict of interest.
3. **Conditional Use Permit** – Wireless Partners Network LLC of Woburn, MA requests approval to add 15 feet to an existing cell tower at Moosehead Isle Estate, Map 10, lot 15 ON.

Representatives from Wireless Partners: Todd Richard; Krista Jensen

Todd Richard, presents to the Board the proposal to increase the height of the cell tower from about 135 ft. to 150 ft. The purpose is to add telecommunication equipment that does not currently fit on the existing tower and to increase coverage for the surrounding area.

Noel asked about modifications.

Todd explains the increase in height will increase the coverage area, allow for more service options, and access to wireless broadband.

Jonathan asks the Applicant if they have a performance guarantee in place.

Todd is not aware of a performance guarantee, but will check.

Jonathan asked about the configuration of the current tower, is it a monopole or a lattice tower.

Todd Richard explained who owned the tower, the general set up of the tower, like the guide wires, and that it is a lattice tower. He went on to state the current tower is structurally failing.

John asked Todd to explain what he meant by structurally failing.

Todd explained it means the current tower is not currently able to add more equipment.

John asks when the current tower was permitted.

Todd informed the Board the current tower was permitted in 1995.

The Board asks Wireless partners to meet at the Planning Board meeting on August 24.

4. **Old Business:** None

5. **New Business:**

Bruce Brown and Deborah Loma ask the Board to consider the removal of a cul-de-sac that abuts his property on Kelly Road. He states the cul-de-sac is overgrown, does not see the need for it, and he would like to add the area of the Right of Way into his property.

The Board asks Bruce and Deborah several questions about the situation and to explain more on why he wants to remove the cul-de-sac.

Bruce explains issues with neighbors and that he is interested in purchasing an adjacent lot.

Jonathan asked, "What is the right of way width?"

Bruce: "It is 50 ft."

Jonathan explains why he thinks it's a bad idea to have Kelly Road just dead end. There needs to be a way for first responders to turn around. He offers a hammerhead ending to the road as an alternative. Reaffirms the need to have turn around for first responders.

The Board asked, is the subdivision part of an association? What do the covenants require?

Jonathan, Mike, and Bruce have a conversation on the location of the hammerhead and to not impact the stormwater management infrastructure for the subdivision.

The Board agreed to take up the topic at the next meeting.

6. **Items for next meeting: August 24, 2020**

Solar Ordinance revision

Kelly Road cul-de-sac

Conditional Use Permit for Wireless Partners

7. **Adjournment at: 5:44 PM**

Motion to adjourn made by Noel, second by Jonathan. Yea 3, Nay 0