

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
September 24, 2018

Board Members present: Stacey Duncan; Noel Wohlforth; John Contreni (secretary); Lurline Arco

Code Enforcement Officer: Everard Hayes

Consultant: Gwen Hilton

Guests: None

Meeting Called to Order: In the absence of the chair, the CEO called the meeting to order at 5:33 p.m.

Approval of Minutes: Lurline moved approval of the minutes of the August 27, 2018 meeting as distributed without correction. Noel seconded. Motion carried unanimously

Adjustments: None

Board Member Conflict of Interest with any Agenda Item: None

1. **Moratorium:** Gwen distributed a draft dated 9/20/18 of a “Town of Greenville Moratorium Ordinance Regarding Medical Marijuana Retail Stores, Testing Facilities and Manufacturing Facilities.” She explained that the Maine Municipal Association recommended that towns adopt a moratorium if they are not yet ready to propose ordinances. Since State legislation will not kick in until November, this seems like a prudent course. She recommended deleting the phrase, “registered dispensaries” from paragraph 4 of the draft. With that deletion, Stacey moved adoption of the moratorium; John seconded. The PB passed the motion by a 4-0 vote.
2. **Medical Marijuana Ordinance.** The Board reviewed the amended (8/9/18) draft of the “Greenville Medical Marijuana Ordinance” (passed 6/4/18) and discussed the suggested amendments.
3. **Marijuana Ordinances Discussion.** The discussion focused on how best to present the various ordinances to the Town Meeting. We could have as many as six ordinances to present. If we combine ordinances, we could reduce that number to four.
4. **The Ordinances**
 - a. **Town of Greenville Adult Use Marijuana Establishments Ordinance (9/18/18 draft).** This draft prohibits marijuana stores in Greenville. We discussed the draft under Gwen’s guidance and made suggestions for the next draft.
 - b. **Town of Greenville Adult Use Marijuana Establishments Ordinance (9/19/18 draft).** This draft permits marijuana stores in Greenville. We discussed the draft and made suggestions for the next draft.
 - c. **Table V-1 Land Uses by District.** The Table factored in Medical Marijuana and Adult Use Marijuana facilities in the various districts of the Town. The Board assigned Conditional Use (CU) or Prohibited Use (N) designations for the various activities associated with Medical and Adult Use Marijuana in the different Town districts. The draft of this portion of the Table will be updated for further review at the next meeting. We did not consider “Combined Uses (Both Medical and Adult Use)”. The Board agreed by consensus that Tier 1 cultivation would be permitted as a “home occupation” subject to PB review (CU) with the understanding that this requirement might change in the future to Permitted Use (CEO Review Required).
 - d. **Town of Greenville Adult Use Marijuana Licensing Ordinance (9/21/18).** The Board reviewed this draft and agreed by consensus to also license **medical** marijuana establishments and to combine the two licensing ordinances. The Board also agreed to keep the matter of license fees separate from the ordinance. Licensing fees will be set by the Select Board and added to the

Town's schedule of fees. We also discussed paragraph N of the draft, Maximum Number of Licenses, and agreed to revisit the question of the number of licenses for Products Manufacturing.

5. **Old Business:** None
6. **New Business:** None
7. **Items for next meeting:**
 - a. **Update of marijuana ordinances and Table V-1;**
 - b. **Tiny Home;**
 - c. **Motels/Hotels typo fix;**
 - d. **Moorings;**
 - e. **Vendors.**
8. **Next Meeting: October 22, at 4:00 p.m.**

Adjourn: Stacey moved and John seconded, that the meeting adjourn, and it did so at 6:38 p.m. by unanimous vote.

Respectfully submitted,



John Contreni
September 25, 2018