

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 29, 2018

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

Code Enforcement Officer: Everard Hayes

Consultant: Gwen Hilton

Guests: None

Meeting Called to Order: The chair called the meeting to order at 4:15 p.m.

Approval of Minutes: The chair tabled approval of the October 15, 2018 minutes until the next meeting.

1. **Adjustments:** None
2. **Board Member Conflict of Interest with any Agenda Item:** None
3. **Land Use Ordinance Update: Gwen Hilton**
 - a. Tiny Homes. The PB reviewed “Proposed Amendments to address Tiny Houses 9/21/18 DRAFT.” The members concluded that tiny homes without wheels are already covered in the current ordinance governing structures. The Board agreed that tiny homes on wheels should be considered “recreational vehicles” and that “tiny homes on wheels” should be added to the definition in Article IX of “Recreational Vehicle.” The Board also added “shipping containers, and semi-trailers” to the definition of “Structure,” thus: “The term structure includes decks, patios, satellite dishes, shipping containers, and semi-trailers.”
 - b. Marijuana Ordinance. The PB reviewed the “Town of Greenville Marijuana and Medical Marijuana Ordinance (10/29/18 Draft) and the relevant portion of Table V-1. This is the combined ordinance. Gwen reviewed with the members various proposed changes to the draft and Table V-1 and solicited comment. Changes will be reflected in the next draft.
 - c. Licensing Ordinance. The Board also reviewed the “Town of Greenville Licensing Ordinance for Marijuana Establishments and Medical Marijuana Establishments, Draft – 10/29/18” under Gwen’s guidance. The Board agreed that there should be one general license form with options for various uses. Fees would be calculated based on which uses were requested on the license. The Board still needs to recommend fees for specific uses.
 - d. Status Report and Work Plan. Gwen distributed a form requesting updates and next steps on the Board’s various ordinance provisions. The Board agreed to strike “moorings” from its considerations. Stacey reported on her conversations concerning the use of pesticides and concluded that this was an issue, but that it was not feasible for the PB to consider a pesticides ordinance. Discussion turned to the possibility of establishing a Lily Bay Road scenic corridor. It was agreed that as a preliminary step, the Board should contact all affected property owners to solicit their views on the matter. John agreed to draft a letter for review at the next meeting.
 - e. The Board briefly considered a document, “Greenville Omnibus Economic Development (Steam Plant) TIF, Work Tasks, TIF Requirements & Schedule (Revised 10/25/2018),” that was distributed to the Board by Bonnie Dubien. The Board would like to understand the rationale for the selections represented on the document’s maps.
4. **Conditional Use Permit: Amanda Hunt, gym/dance studio, 2 Depot St, Greenville Junction.**
 - a. The Board reviewed the Conditional Use Permit Application (10.11.18) for a new business, Balance, submitted by Amanda Hunt. The CEO stated that the application was in order. The chair read the review criteria for the permit; Board members agreed that the criteria have been satisfied. John moved that the Board approve the permit; Jon seconded. The motion passed, 5-0. Members will be invited to the Town Hall to sign the permit once the CEO prepares it.
5. **Old Business:** None
6. **New Business:** None

7. **Items for Next Meeting**
 - a. Continuing work on ordinances
 - b. Review of letter to Lily Bay Road property owners.
 - c. Other business as may arise.
8. **Next Meeting: November 12 and 26, at 4:00 p.m.**
9. **Adjourn:** The meeting adjourned at 6:41 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "John Contreni". The signature is written in a cursive style with a horizontal line underlining the name.

John Contreni
October 30, 2018