

**GREENVILLE PLANNING BOARD**  
**Town Hall Meeting Room & Zoom Virtual Meeting Platform**  
**Municipal Building**  
**Minden Street, Greenville, Maine 04441**  
**Minutes**  
**December 28, 2020**

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 Board at the Meeting and generally identify the discussion at the Meeting.

**Members Present:** John Contreni (chair); Lurline Arco; Joanie Withee; Jenny Ward (alt.)

**Also Present:** Bill Ethier (Code Enforcement Officer); Mike Roy (Town Manager)

**Guests:** Steve Foster; Nick Walsh (Dimension Renewable Energy); Dale Knapp (Boyle Associates); Chris Byers (Boyle Associates)

**Meeting Called to Order:** 5:01 p.m.

**Past Minutes:** The Minutes of December 7 and December 14 have not yet been received by the Board.

**1. Adjustments:** No adjustments were made to the agenda. John volunteered to take Minutes in the absence of the secretary. In the absence of two Board members, Jenny will vote during this meeting.

**2. Conflict of Interest:** No Board member identified a conflict of interest.

**3. Report from CEO:** Bill provided his update to the Board, which is posted on the Planning Board portion of the Town website under “Planning Board Meeting Materials.”

**4. Steve Foster, property owner at 354 Lily Bay Road and an adjoining property** (0010-0013-A1 and 0010-0013-A2). Mr. Foster shared with the Board his family’s decades-long involvement with Greenville and the Moosehead Lake region and his fondness for the area. In 2017 he and his wife purchased the “Yellow House” at 354 Lily Bay Road and undertook an extensive renovation and restoration of the property which is ongoing. He sees this project as an opportunity to give back to the community he has grown to love since his childhood. In this light, he was disappointed to learn that the Board had singled out his property for a zoning change without informing him. He referenced and quoted from a 26-page document passages that would impact his property. He also noted numerous instances when members of the public have intruded on his property, even though he had it posted. He stated that he has been willing, upon request, to allow others on the property for special events such as weddings, but that unwanted intrusions by people and their pets have become excessive and sometimes abusive.

John clarified that the Board has been considering in a preliminary fashion since 2018 the extension of a “scenic corridor overlay” up Lily Bay Road to the town line similar to the existing scenic corridor overlay that extends from the Shirley-Greenville town line into town. If the Board decides to propose such a zoning change for Lily Bay Road, the proposal would go through the

necessary processes, including notification of property-owners up and down Lily Bay Road and a public hearing.

In conjunction with these deliberations, the Board received “over the transom” information about the Maine Scenic Byway that has been established on the western (Greenville to Jackman) and eastern (Greenville to Kokadjo) sides of Moosehead Lake. The 26-page document Mr. Foster referenced is a draft work product of a committee that formed to build-out and manage the Maine Scenic Byway. The draft was completed in 2012 and remains in draft form since the committee disbanded and has not reconvened. The document is not a Planning Board document nor a Town of Greenville document. The Board considered the document and invited officials from the Maine Department of Transportation to address the Board in an effort to learn more about the scenic byway project which has been dormant since 2012.

In sum, he specified that the “scenic corridor overlay” and the “scenic corridor byway” are two separate and different discussions still in their preliminary stages. He also stated that there was no interest on the Board for interfering with anyone’s property rights. He thanked Mr. Foster for bringing his concerns to the Board and for providing informative background to the Board.

**5. Russ and Jeanne Drechsel Shoreland Building Permit Application. 127 Wilson Avenue (Map 36, Lot 9).** The Drechsels seek approval of a shoreland zone building permit for their camp which is within the 100 feet shoreland buffer zone. They intend to install a concrete slab under their existing camp which is 48 feet from the highwater mark of the lake. Bill explained that he visited the site with Dawn Hurd from the Maine Department of Environmental Protection and they both agreed that the camp should remain where it currently is located on their property when the new slab is poured. Bill recommended approval of the permit application. Lurline motioned and Jenny seconded that the permit be approved. The Board voted 4-0 to approve.

**6. Review of Boyle Associates Conditional Use Permit Application: Solar Energy.** Dale Knapp and Chris Byers (Boyle Associates = BA) updated the Board on changes to its application for the solar energy system Boyle Associates proposes for Greenville (the Greenville CSG LLC Solar Project = Project). The changes include an updated site plan and additional labelling as well as responses to Board concerns.

John asked about updated decommissioning plans. BA referenced the updated Appendices A and G to the application which specifies that prior to construction the Project will provide an acceptable form of surety to the Town of Greenville to cover decommissioning costs. Appendix G specifies that current estimated decommissioning costs amount to \$127,925. This estimate will be updated periodically.

Lurline asked what about the meaning of “natural state” when the property is decommissioned and returned to its natural state. BA: “natural state” means “meadow.”

Lurline asked whether the conditions applying to the current application, if approved, would also be binding on subsequent owners? BA: Yes.

Jenny asked about Project benefits to the townspeople of Greenville. Could they anticipate a 15% decrease in their electricity bills? BA: Yes, up to 15%. Jenny further asked if rate payers could achieve this saving by purchasing electricity from a solar energy system *other than* the Project. BA: Yes.

Jenny commended BA for offering \$8000 per year to the Town to compensate for the tax-exempt status of the Project, but noted that the amount was not much. BA: The offer is a good faith gesture to the Town. The Town can apply to the state of Maine for 50% of the tax amount exempted. John questioned what impact the Project would have on the property taxes of the landowner. Bill will ask the town assessor.

Jenny also voiced concern about the location of the proposed Project and the viewscape coming in to Town. BA: They are taking various measures (vegetative screening; farm fencing; low glare) to minimize visual impact. Also, the Project has received unanimous support for its location at the proposed site from the Town, town members at the public hearing, and interested abutting property owners.

Jenny also inquired about the impact on carbon sequestration at the site before and after the Project. Has this been taken into consideration? BA: There is a Connecticut study which BA will share with the Board that showed that loss of carbon sequestration is negligible compared to the generation of renewable energy through solar. Carbon sequestration in the soil would remain unaffected.

Jenny also asked about the proliferation of utility poles to bring the solar generated power to the CMP lines. BA: They are going underground as much as possible. However, CMP requires the addition of four poles which are necessary to support CMP equipment (which cannot be buried) as well as the wires. The new poles will likely blend into the Century-21 office and Indian Hill complex.

John asked about various costs the Town will incur in evaluating the application, such as consultant fees, legal fees engineering fees, etc. BA: Typically they establish an escrow account in the range of \$3000-\$4000 with municipalities to cover such fees. John asked if BA would be amenable to establish such an account in the amount of \$4000? BA: "No problem."

BA asked what are the next steps? John and Bill replied that the Town consultant is reviewing the application. We need to obtain a legal review and to formally notify abutters.

**7. Marijuana Licensing Ordinance Review.** John explained that a draft of the "Town of Greenville Marijuana Establishments Licensing Ordinance" dated 11/13/18 was submitted for legal review, but never recommended or approved. He apologized for the oversight. We need to get the ordinance approved before the Select Board can set fees for licensing. Gwen Hilton currently is reviewing the draft and updating it to bring it into conformity with state statutes. Lurline asked under Article IV, Section 4.1.A (p. 2) whether the operative verb should be "approved" rather than "obtained"? This question will be passed on to Gwen. Jenny asked if there is a provision in the proposed ordinance to review or update it in light of changes in relevant state statutes? Article V, Section 5.2.A-B (p. 6) would seem to cover this eventuality.

**8. Draft of Permit Review Timeline.** The Board reviewed the draft that John prepared earlier in the month. He will prepare a second draft base on comments and suggestions for review at the next Board meeting.

**9. Old Business.** There was none.

**10. New Business.** There was none.

**11. Items for Next Meeting.** The next meeting is scheduled for January 11, 2021. Agenda items to this point will include:

- Scott Harding Subdivision Application Review.
- Review of Marijuana Licensing Ordinance Review
- Review of Permit Review Timeline.
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**12. Adjournment.** After exchanging wishes for a Happy New Years, the meeting adjourned by unanimous consent at 6:38 p.m.

Respectfully submitted,

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

John J. Contreni  
December 29, 2020