

GREENVILLE PLANNING BOARD

Town Hall Meeting Room & Zoom Virtual Meeting Platform

Municipal Building

Minden Street, Greenville, Maine 04441

Minutes

November 22, 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.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Joanie Withee, Jenny Ward, Dawn Holbrook (Alt.) and Maureen Hopkins (Alt.)

ABSENT: None

ALSO PRESENT: Mike Roy (Town Manager)
Peter Leathers (Code Enforcement Officer)

GUESTS: David Woodward (WBRC Architects)

GUESTS VIA ZOOM: Jenny Ward, Jocelyn Boothe (WBRC Architects), Marie Vienneau (Northern Light Health), Adam Comstock (WBRC Architects), Brian DeGrasse (Northern Light Health)

Meeting called to order: 5:00 p.m.

John noted that if a regular Board Member is absent, one of the Alternates will fill that spot for voting purposes. It was noted that Roxanne Lizette assigned Dawn as the primary alternate and Maureen as secondary

Minutes: Pending receipt of December 7 and 12, 2020; February 8 and 22, 2021; March 8, 2021; April 12 and 26, 2021; Minutes of October 25, 2021 will be reviewed at the next meeting

Adjustments: None

Conflict of Interest with any agenda item by Board Members: None

Report from CEO: Peter reported on the period 11/8/21 to 11/22/21. Peter reported that Meredith's Daycare, which will be located on Prospect Street, has submitted a Conditional Use Application. There were 4 site visits and 5 new permits issued. Permits issued year-to-date are 179 compared to 32 for the same date in 2020.

CA Dean Conditional Use Permit Final Package: Jenny asked about the height of the light poles. David said they will be 16' and the light in the cupola. The Board reviewed the package which was complete except for the section dealing with signage. The C.A. Dean representatives will work on that section in the coming weeks to have it conform to the Town's signate ordinance. David did not want to hold up the Public Hearing which is scheduled for December 13, 2021, beginning at 5:00 p.m. It was agreed on that the Public Hearing will go forward and the Board will vote on the Conditional Use Application, but no permits will be issued without signage information completed and presented to the Board for approval. It was also noted that the Applicant will pay for costs for advertising the public hearing.

Old Business:

Planning Board Application: Jenny presented the Board with a draft application form. After much discussion, Jenny will revise and present at the next meeting.

Planning Board Establishment Ordinance: John prepared a draft of the ordinance. Discussions ensued with many questions and thoughts. Maureen offered to prepare a draft of the ordinance due to her background in municipal and land use law.

New Business: None

Items for Next Meeting:

- Public Hearing CA Dean and Conditional Use Permit
- Hammond Lumber Conditional Use Permit
- Town Board Application Form Review
- Planning Board Establishment Ordinance Amendments and Planning Board Bylaws

What's on Your Mind: Lurline said she had been approached regarding the increase in traffic on Washington Street since it has been repaved. Also, the garbage cans belonging to the Air B-N-B on Washington Street are on the front lawn and another is blown down the street. Peter said he will look into it.

Adjournment: Noel moved to adjourn. Joanie seconded. Adjourned 6:45. Approved 5-0.