

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 12, 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.

SITE VISIT: Planning Board Members, John, Jenny and Noel, visited the site of the proposed Alpine Ridge II subdivision. CEO, Peter Leathers, also joined the group. Developer, Doug Young escorted the team to the key locations in the subdivision and responded to questions regarding soil tests, electrical power, lighting, an eventual homeowner's association, covenants, etc. The visit lasted from 4:00 p.m. to 4:38 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Joanie Withee and Jenny Ward.

ABSENT: None

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

GUESTS: None

GUESTS VIA ZOOM: Shelia Grant, Eastern Gazette

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

Minutes: Pending receipt of December 7 and 12, 2020; February 8 and 22, 2021; March 8, 2021; April 12 and 26, 2021; Minutes of September 13, 2021 and September 27, 2021 presented.

Motion made by: Jenny to accept the September 13, 2021 minutes.

Seconded: Noel seconds. September 13, 2021 have been moved and seconded. Approved 5-0.

Motion made by: Joanie to accept the September 27, 2021 minutes with corrections.

Seconded: Jenny seconds. September 27, 2021 have been moved and seconded. Approved 5-0.

Adjustments: None

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

Report from CEO: Peter reported on the period of 9/25/21 to 10/8/21. Peter advised that many trailers on lots are reaching the 120-day limit. Notice given that they must be removed or get approved plumbing. Two new permits issued for single family dwellings. The year-to-date comparison is 164 permits issued this year compared to 32 for the same date in 2020.

Planning Board Vacancies: Discussions ensued regarding the two empty positions for alternates on the Board. Applications/resumes were presented for three candidates. The Board was given the opportunity to review the applications and give their input/recommendations to the Select Board who has the final say. The Board agreed that the applicants should be a full-time Greenville and/or Greenville Junction resident. The Board agreed that any current Board member, who is not a Greenville or Greenville Junction resident, will be grandfathered in. It was noted that each applicant had their own expertise to bring to the table. John said that the Application for Appointment to Municipal Board or Committee is antiquated and needs to be updated. The Members voted on two Planning Board candidates to be elevated to the Select Board for consideration. The vote was 5-0. Mike will forward the Board's recommendations to the Select Board.

Old Business: None.

New Business: Jenny would like the Board to consider, as soon as possible, outdoor lighting considering all the construction/renovations in Town.

Items for October 25, 2021 meeting:

- Doug Young Alpine Estates
- Moosehead Isle Estates Phase 5 final approval
- Hammond Lumber/Moosehead Traders Conditional Pre-Permit meeting

What's on Your Mind: Lurline, no. Joanie, no. Jenny, no. Noel is happy that Pritham Avenue is finally being completed. John said that the Ordinance regarding the Planning Board was last revised in 1994. He said it was vague in areas and needs to be updated. He will update the Ordinance and present a draft to the Members for review.

Adjournment: Joanie moved to adjourn. Noel seconded. Unanimous 5-0. Meeting adjourned at 5:40 p.m.