

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
June 22, 2020
Zoom Meeting

Board Members present: Roxanne Lizotte (chair); John Contreni (sec.); Lurline Arco; Noel Wohlforth; Jonathan Boynton
Guests: Margarita Contreni; John Pepin; Roger Currier

Meeting called to order at: 4:01 p.m.

Minutes: Lurline moved and Noel seconded acceptance of the February 24 and June 8, 2020 minutes as previously distributed. The PB voted approval, 5-0.

1. Adjustments: There were none.
2. Conflict of Interest with any agenda item by board members: There were none.
3. Conditional Use Permit Application Review– Currier Flying Service.
 - a. Roger Currier discussed his plans to construct a museum at 447 Pritham Avenue, Map 24, Lot 44, Village District. Jon asked him about the rear parking lot, a space measuring 20' x 100', indicated on the sketch of the proposed site. Is the proposed space sufficient for the amount of traffic anticipated? Roger replied that he did not anticipate a large increase in traffic or any congestion at the site. Noel from his personal experience at the site reported that he did not anticipate that visitors would have any difficulty maneuvering around the proposed museum.
 - b. Jack Hart in a memo to the PB recommended approval of the application with the conditions that the museum building meet the requirements of Articles V and VII of the Town's Land Use Ordinance. There were no concerns raised by abutters.
 - c. Jon suggested that the PB add the condition that construction on the museum begin within one year of approval and that construction be completed two years after it commences. The PB agreed to add the condition.
 - d. John motioned approval of the application and Jon seconded. The PB voted 5-0 to approve.
 - e. Roxanne polled the members of the PB to verify their attendance and then proceeded to read the 18 items of the Town's Review Criteria (Article III,10,C). Each PB member replied in the affirmative to all the review criteria items.
4. Conditional Use Permit Application Review—3 Lakeview Street LLC/Moosehead Lake Region Economic Development Corporation – Construct Public Park, 3 Lakeview Street – Map 12, Lot 58, Downtown District.
 - a. Jon asked in the interests of transparency whether there should be a public meeting on this topic. Roxanne replied that the PB agenda was published on the Town website

- and that the public had adequate notice of this item. She also observed that no issues have been raised by the abutters.
- b. Margarita Contreni, vice president of the MLREDC, presented a brief overview of the plans for the park. She noted that as of June 15 ownership of the property passed to the MLREDC.
 - c. Lurline asked about security. Margarita replied that they do not anticipate problems with the park, especially since there are no structures on the site. The park's management plan stipulates the park's hours of operation, including closure at night. She also added the MLREDC has a half-time Administrator and that a Friends of the Park group will be formed to maintain the park. The area will be included in routine patrols by the Town's police as are other areas throughout town.
 - d. Roxanne asked about overnight docking. There will be none, Margarita replied.
 - e. Jon asked about the issue of contamination. Margarita summarized the environmental remediation plan for the site, which largely affects the northern end of the park where a home was formerly located. A cover system approved by the Maine EPA will be installed over this area. She also described the MLREDC's agreement with the Land for Maine's Future program which specifies that the park will be preserved in perpetuity and which also guarantees public access to open, green space, and the lakeshore. She further noted that the park will raise funds to cover the annual costs associated with pulling the dock system out of the lake at the end of the season and resetting the system after ice-out by leasing up to two slips (one slip for every seven slips available to the public at no cost) for a fee to individual boaters. The individuals will be chosen from among all applicants by a public drawing. Noel asked if these two slips will allow overnight docking. Yes, she replied.
 - f. Jon asked how fundraising for the Park is going. Margarita replied that funds have been raised to purchase the property, complete the site work and landscaping, and also to create a \$40,000 maintenance fund. All that remains is to raise funds for the dock system.
 - g. Roxanne polled the members of the PB about each of the 18 items of the Town's Review Criteria (Article III,10,C). Each PB member replied in the affirmative to all the review criteria items. During this process, Jon asked about parallel vs. angle parking along Lakeview Street. Margarita replied that they are going with angle parking since a parallel configuration takes up too much space. Roxanne asked about trash removal. Margarita agreed that trash removal is a big issue. She consulted with Mike Roy and the business contracted to pick up trash for the town and the consensus for the time being is not to place bins at the park. Jon asked about the relationship between the MLREDC and the Town in terms of financial support. Margarita replied that the Park is not expecting Town support and will raise its own funds for maintenance. She noted that Mike Roy and Bonnie Du Bien are both on the MLREDC board and are fully informed of plans for the park.
 - h. Jon suggested that the PB add the condition that construction on the park begin within one year of approval and that construction be completed two years after it commences. The PB agreed to add the condition.
 - i. Jack Hart in a memo to the PB recommended approval of the application with the condition that the park meet the requirements of Article VII of the Town's Land Use Ordinance. There were no concerns raised by abutters.

- j. Lurline motioned and John seconded that the PB approve the MLREDC's Conditional Use Permit Application. The PB voted 5-0 to approve.
 - k. Jon noted that this is a great project for Greenville. He thanked Margarita and the MLREDC for their work on the project.
5. Preliminary Subdivision Application Review – John Hall – East Road, Maps 5&8, Lot 13, Rural District.
- a. The PB set up a site inspection for July 13 at 4:00 p.m. The plan is to meet at the site and then proceed to the Town Hall for the remainder of the meeting,
6. Old Business. There was none.
7. New Business. Roxanne announced that she is stepping off the PB after many years of service to the Board and the community. She said that it was a pleasure working with everyone through the years.
8. Items for next meeting:
- a. The next meeting is scheduled for July 13 (see above 5a).
9. Adjournment:
- Upon Roxanne's motion and Noel's second the meeting adjourned at 5:20 p.m.

Respectfully submitted,



John J. Contreni
June 29, 2020