

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
September 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: Lurline Arco; Jonathan Boynton (secretary); John Contreni (chair); Joanie Withee; Noel Wohlforth
Also, Present, Mike Roy (Town Manager); Bill Ethier (CEO), Gwen Hilton (planning consultant)

Guest: Ed Jewett

1. Adjustments:

The Board discussed reviewing proposed nonconforming expansion in the shoreland zone. The Board was in support of a review. Jonathan opposed as the purpose of a planning board review is a public review process and reviewing the application didn't give the public time to understand the project or attend the meeting. The rest of the Board agreed with Jonathan, and the application was tabled to the October 12, 2020 meeting.

The Board discussed an illegal nonconforming sign in the village zoning district.

2. Conflict of Interest with any agenda item by Board Member:

No Board members identified a conflict of interest.

3. Report from CEO

Bill Either presented his report to the Board.

4. Preliminary Discussion: Proposed Subdivision, Lily Bay Road, and Sloper Lane.

Ed Jewett presented to the Board the outline of the proposed subdivision and asked if the Board had any thoughts or comments.

The Board asked how the lots would be accessed and what the right of way width would be for the proposed road.

5. Review Amended SES Ordinance and LUO passed on 9.14.2020

Gwen Hilton reviewed agreed-upon changes to the SES and LUO and updated the Board on a few items like the calculation for the impervious surface.

The Board discusses decommissioning for medium scale solar energy system. Noel and John are in favor of requiring to decommission for medium scale SES. The Board agrees to requirement unless the system is an accessory use for medium scale systems.

The Board has a broader conversation of how decommissioning works.

6. Discuss changing the posting period from 7-14 days.

Noel is in favor of the 14 day time period.

Lurline asks about notification and offers a couple of different ways the Town can get the word out about the meetings.

Bill asks about adjusting the 14 day time period as it would postpone a review by three weeks instead of two.

The Board discusses this issue. Jonathan states 12 days is adequate for notification, and the Board agrees to this time frame.

7. Old Business:

There is no old business to review.

8. New Business:

There is no new business.

9. Items for next meeting:

The Board plans to revisit the nonconforming expansion in the shoreland at the next meeting.

10. Adjournment: 6:30 P.M.

PUBLIC HEARING REZONING SES AMENDEMNT

The Public Hearing opened at 6:34 P.M.

People in attendance: William Bulak, Greenville; Bonnie DuBien, Greenville and Chair of the Select Board: John Seddon, Greenville, and Bonita Doughty.

Gwen gave a presentation on the Solar Energy System amendment and what the change is to the ordinance.

William Bulak asks the Board several questions about the changes to the ordinance. He asks about the potential for a new solar farm on the property next to his. States that he doesn't want to see commercial development next door and is generally opposed to the change to the Village Commerical zoning district.

Bonnie DuBien asks a question on where the location of the fence would be for the potential development.

Bonita Doughty asks about the purpose of the zoning change.

The Public Hearing ended at 6:59 P.M.