

**GREENVILLE PLANNING BOARD**  
**Town Hall Meeting Room & Zoom Virtual Meeting Platform**  
**Municipal Building**  
**Minden Street, Greenville, Maine 04441**  
**Minutes**  
**October 12, 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), Noel Wohforth, Jenny Ward (alternate and voting member for this meeting).

Joanie Withee, absent

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

**Meeting Called to Order:** 5:03 pm

**Minutes:**

The Board reviewed past meeting minutes from August 24, 2020, and September 14, 2020. Lurline motioned to accept the August 24 minutes with the identified corrections. John second the motion. Motion passed Aye 4, Nay 0.

Noel motioned to accept the September 14, 2020 minutes with the identified corrections.

**1. Adjustments: Jenny Ward**—new alternate member

The Board welcomes the newest member Jenny Ward.

**2. Conflict of Interest:**

No Board member identified a conflict of interest with any of the agenda items.

**3. Report by CEO:**

Bill presents the Code Enforcement Report to the Planning Board.

The Board talks about subdivisions and signs.

**4. Watt Management Nonconforming Building Addition:**

Bill gives a presentation on the nonconforming application to the Board.

Jonathan asked if there would be an increase in the number of bedrooms, as this would have an impact on the septic system.

The Board has a conversation about the expansion of structures and the impacts an addition can have on septic systems.

Jonathan motioned to approved the Watt Management's nonconforming expansion in the shoreland zone. Noel second the motion. Motion passed Aye 5, Nay 0.

**5. Review Amended SES Ordinance and LUO Ordinance passed on 9.14.20:**

The Board reviewed the amendment to the Solar Energy System Ordinance and the updates to the Land Use Ordinance

Noel motioned to accept the amendments to the Solar Energy System, as presented on October 12, 2020. Lurline second the motion. Motion passed, Aye 4, Nay 0

Jonathan motioned to accept the updates to the Land Use Ordinance as presented on October 12, 2020. Noel second the motion. Motion passed Aye, 4, Nay 0.

John will update the Select Board on the amendment at their next meeting.

**6. Old Business:**

There was no old business for the Board to review.

**7. New Business:**

Mike asked if there was a way to bring in new revenue to help maintain/improve East Road.

Jonathan identified the Board could implement an impact fee ordinance for new development. This topic will be reviewed at the meeting of October 26.

John asked about the public comment process and when to include said comments.

Jonathan asked about a scenic corridor ordinance for Lily Bay Road.

**8. Adjournment:** 6:06 pm.

Lurline motioned to adjourn the meeting at 6:06 pm. Noel second the motion. Motion passed Aye 5, Nay 0.