

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
December 10, 2018

Board Members present: Roxanne Lizotte (chair); Stacey Duncan; Noel Wohlforth; Lurline Arco.

Code Enforcement Officer: Everard Hayes

Consultant: Gwen Hilton

Guest: Geno Murray

Meeting Called to Order: The chair called the meeting to order at 4:07 p.m.

Approval of Minutes: Stacey moved acceptance of the minutes of October 15 and November 12, 2018, as submitted; Noel seconded. Approved unanimously.

Adjustments: None

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

1. TIF: The PB discussed in general terms plans for a Greenville TIF. The point was made that the PB as a board should not have an opinion on the TIF and that the PB should not reflect the personal opinions of any members. The duty of the PB is to enforce the Town's land use ordinances.
2. Land Use Ordinance Update: Gwen Hilton:
 - a. Discussion of legal review of Marijuana Ordinances: Discussion focused on the still changing landscape of state regulations. Stacey moved that after receiving advice from counsel, the PB should hold off on submitting a marijuana ordinance for Town vote until the state legislature completes its work on this issue. Noel seconded. Motion approved, 4-0.
 - b. Finalize Land Use Ordinance Amendments. Gwen reviewed amendments previously proposed. She directed attention especially to amendments regarding shipping containers and semi-trailers and their definitions. The PB also discussed tiny homes on wheels and considered various definitions. In the end, the PB concluded that tiny homes and tiny homes on wheels are already covered in the Town's ordinances and, hence, we do not need an amendment addressing them.
 - c. Finalize Vendors' Ordinance: Ev suggested that the PB add the Junction Wharf to the definition of Town properties. Allocation of space at the wharf will be at the discretion of the CEO, keeping in mind the need for parking at the wharf. The PB approved.
 - d. Schedule Public Hearing: The Board decided not to hold a public hearing on the marijuana ordinance and ordinance amendments until a date closer to the Town Meeting in June 2019, when, presumably, the state legislature will have finalized

its regulations. However, the Board agreed to bring the Vendor's Ordinance before the Town in January in the light of inquiries from vendors.

3. Geno Murray regarding the TIFs. Geno updated the status of the TIF application and offered to address concerns, speculations, rumors that have been raised about the application process and the goals and impacts of TIF implementation in Greenville. He invited questions. Ev stated that as a board, the PB is not involved in TIF. Questions were raised concerning the management of the TIF after approval. Geno stated that management cannot come back on the Town Office. Board members stated that TIF proponents need to address a communication problem with town members to address basic questions succinctly, the fear of change, and the perception that the TIF will benefit certain town individuals. Geno agreed and emphasized that the purpose of the TIF is for the sake of the community, not individuals. He pointed out that the Town cannot sustain itself with the status quo and that a change of culture is needed to improve infrastructure and to attract investment and new residents to Greenville.
4. Old Business: None
5. New Business: None
6. Items for next meeting: Roxanne will inform the PB about scheduling a public hearing and special town meeting. [Note: the hearing, which will have the Vendor's Ordinance on its agenda, was subsequently scheduled for January 16, 2019, at 6:00 p.m. in the Town Hall. The Special Town Meeting was scheduled for January 30, at 6:00 p.m. in the Town Hall.) The next PB meetings will be on January 14 and 28, 2019.
7. Adjournment: 6.35 p.m. All approved.

Respectfully submitted from audiotape,



John Contreni
January 14, 2019