

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
November 9, 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 AKA Jon Boynton (secretary); John Contreni (chair)
Joanie Withee(arrived at 6:00 pm), Noel Wohlforth, Jenny Ward (alt.)

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

Guests: Dan and Ruth McLaughlin; Taylor Roy, Scott Harding

The Meeting started at 5:00 pm.

Past Minutes:

September 28, 2020

Lurline motioned to accept the September 28 minutes as presented. Noel second the Motion. Motion passed Aye 4, Nay 0.

October 12, 2020

Lurline motioned to accept the October 12 minutes as presented. Noel second the Motion. Motion passed Aye 4, Nay 0.

October 26, 2020

Lurline motioned to accept the October 26 minutes as presented. Noel second the Motion. Motion passed Aye 3, Nay 0. Jonathan abstained

1. Adjustments: No adjustments were made to the agenda.

2. Conflict of Interest: No Board member identified a conflict of interest.

3. Report from CEO: Bill updates the Board on the activities of the Code Department and informed the Board of the number of permits that have been issued year to date from the department.

Bill asks, and the Board has a conversation on a list of contractors he can suggest to the general public.

4. Pre-Permit Review Subdivision: Scott Harding presents to the Board has ideas on a potential subdivision abutting the Black Bear Subdivision off of East Road. He informed the Board that the Black Bear Association has met and agreed to the extension of the road.

The Board asks several questions about potential lot sizes, right of ways, and road layout.

Scott identifies only part of the property will be subdivided.

The Board asks about what he intends to do with the leftover acreage and talks about preserving access to the retained land.

Scott asks for more information on cluster development.

Jon explains cluster development/ open space development and how it might pertain to this subdivision.

The Board talks about the snowmobile access in the area and how cluster development can be used for access with the trail.

5. Home Occupation and Conditional Use Permit: Taylor Roy

Taylor presents to the Board his proposal to start a small engine repair business out of his home at 90 Spruce St.

Board comments on Taylor's proposal many state the need for such a business in the area.

Noel states he has no issues with this use.

John asks how Taylor intends to store the machinery.

Taylor states, he has two garages, and these structures will be the primary storage location.

Jon asks about a couple of possible conditions, like the maximum number of snowmobiles located along the street and limiting operating hours to minimize noise.

Taylor didn't have a problem with these conditions.

Jenny identified noise as not an issue as the train tracks are nearby.

6. Revisit Sign Ordinance: Temporary Sign

John reviews recent issues with Temporary signage in town and asks the Board to comment on the issues.

Noel expressed concern about the Health and Safety of temporary signs as one sign in town fell over in a recent storm.

The Board identified issues with the size of temporary signs and asks what can be done to limit size.

Jon explains the need not to separate what the sign says and the size of the sign. It goes on to state we can't ban political signs, and limiting size could hurt businesses.

Lurline asked if there is anything more we can do?

7. Impact Fees:

John shared with the Board information he gathered on impact fees from other communities like Bethel and Rangeley. States he is leaning toward implementing the fee during the construction phase.

Lurline states cost should be based on the size of the subdivision.

The Board talks about the information John shared from other communities.

Jon shares with the Board the conversation he had with his manager. States impact fees are tricky, and they can not be used for maintenance on infrastructure improvements. Suggests reaching out to Gwen Hilton for help.

Board will decide the next steps at a future meeting.

8. Continuing, Scenic Corridor, Lily Bay Road.

John recaps the conversation the Board had at the October 26 meeting.

Lurline informs the Board the distance from the intersection downtown to Beaver Cove is 5.5 miles

John reviewed the email Donna Moreland sent him about the scenic corridor.

Jenny speaks about the viewshed from the top of Blair hill.

Dan McLaughlin, Greenville, speaks about the value of the view and the need to protect it.

Bill states the code only speaks about height in the shoreland, nowhere else.

The Board has a conversation on the scenic byway.

9. Old Business: There is no old business.

10. New Business:

Bill brings the Board attention to a proposal from the used car dealer on Moosehead Lake Road.

Noel explains the history of the property and how the current owner didn't follow any of the board's concerns at the time of permitting.

Board discusses the offer and states the owner needs to clean up the property.

Bill asks for direction on fees for Marijuana and a checklist for the new Marijuana and solar ordinance.

The Board has a conversation about the fee structure for Marijuana.

Joanie asks what other communities have done.

11. Items for next Meeting November 23, 2020

Conditional Use permit Taylor Roy

The Board will continue conversations on Lily Bay Road and impact fees.

12. Adjournment at 7:22 pm

Lurline motioned to adjourn the meeting at 7:22 pm. Jon second the Motion. The Motion passed Aye 6,
Nay 0