

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 12, 2021

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 Planning Board (the “Board”) at the meeting and generally identify the discussions at the meeting.

MEMBERS PRESENT: John Contreni, Chair, Jonathan Boynton, Secretary, Noel Wohlforth; Lurline Arco; Jenny Ward (alt.). Jenny will have voting privileges in Joanie’s absence.

ABSENT: Joanie Withee

ALSO PRESENT: Bill Ethier (Code Enforcement Officer); Mike Roy (Town Manager)

GUESTS VIA ZOOM: Tim Ingerson

Meeting Called to Order: 5: 01 p.m.

Minutes: Pending receipt of December 7 and 12, 2020, February 8 and 22, 2021, March 8, 2021

Motion: Jenny motioned to approve the March 22, 2021 Minutes. Seconded by Lurline. Jonathan and John abstained since they were not present. Approved 3-0.

Adjustments: None

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

Report from CEO: Report covering week of 3/22/21 - 4/9/21. 45+ inquiries via phone/e-mail/office visits. 16 site visits. 12 permit applications. 13 permits issued. Permits issued through 3/19/21 totaled 30. The year-to-date comparison of permits issued are 30 compared to 2 for the same time last year.

Action: Need to Address: Timothy and Diane Ingerson Shoreland Use Building Permit Application. The Application is to expand a non-conforming structure on their property located at 137 Shoals Road, Map 10 Lot 17-1. Jonathan moved to approve the Application and Noel seconded noting the following conditions:

- New structure expansion must be 25’ from high water mark of Moosehead Lake

- New structure will be for living space only. If the use changes to bedroom or bathroom, must contact septic evaluator to confirm if current septic can accommodate additional use
- During construction, the Ingersons will utilize Best Management Practices for Erosion and Sedimentation control, found in Land Use Ordinance for Town of Greenville, Article 6, Section 5
- Owner will apply for and receive a Permit by Rule from Maine Department of Environmental Protection, Natural Resource Protection Act. The Ingersons will provide a copy of this permit to the CEO before any construction will begin.

Jenny gave a presentation on Dark Sky Initiative. There is a lot of information on Dark Skies and will provide links and website information. This Board and the Town can make minor adjustments on how we address outdoor lighting. Only 2 out of 8 people in the world can see the stars at night. Most people live in a 7 or 8 area. We are in a 2. Light escapes from its fixtures. We are clearly the largest Dark Skies area in the eastern United States. We are the last Dark Sky spot east of the Mississippi. You will need to go far west of the Mississippi to reach Dark Sky areas. International Dark Sky Association (IDA) values awareness of dark skies and the need for quality outdoor lighting. Dark skies have important health benefits for humans, wildlife and fauna. We are the last dark place east of the Mississippi. Most important part is how to conserve our natural resource. Greenville could be the furthest east dark sky community. The IDA has a dark sky designation program. Kathadin Woods and Water is a sanctuary. Lac Megantic is a reserve. Have been working with businesses around Town to update their lighting and bring their lighting into compliance. The Town has changed all their street lights. A big and expensive job, but kudos to Mike for doing that. The IDA has a great website – Dark Sky.org. They have five basic principles to bring lighting into guidelines and how to do responsible outdoor lighting.

Bill asked the Board to look at the Conditional Use Permit Fee schedule. Requesting the Public Hearing applicant be responsible for advertising fees which can run from \$60-\$80 in addition to Permit Fee. Bill checked with Gwen and it should come from the Select Board, but the Planning Board makes the recommendation. Jonathan said there should be a section for deliberation fees and attorney fees. Tax payers should not be footing bill for new developers. John – we need a motion to make a recommendation to the Select Board that we include with our Subdivision and Conditional Use Permits that the applicant is responsible for deliberation and attorney fees. Jenny so moved and Noel seconded. Passed 5-0. Jenny requested that deliberation fees be clearly defined. Revisions will be made so that it can be presented to the Select Board.

Old Business: None

New Business: None

Items for Next Meeting April 26, 2021:

- Lighting Ordinance
- Subdivision Pre-Permit Meeting

What's On Your Mind: John – mentioned that Danny Daigle went to the Ingersons. Who pays for that. Bill – the Ingersons do. Jenny – many businesses are extremely concerned about finding a workforce for this summer. Not a lot of applicants. John – Tom Watt, from the Budget Committee, also brought up this issue. Noel agreed. Mike said housing issue as well. Lurline asked about short-term rentals. Bill said he and Mike are on a zoom meeting this month regarding short-term rentals. Our position is to wait for other towns to iron out the legalities. Jonathan – no magic bullet. Air B-n-Bs taking away from affordable housing. Lurline also wanted to know if there was something we could do regarding the completion of a project. Bill said a building permit is good for one year and shoreline is one year. They need to come back to the Board to reevaluate their financial and technical ability.

Adjournment: Lurline motioned to adjourn. Noel seconded. 5-0