

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 17, 2024

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 identify the discussions at the meeting.

Meeting called to order at: 5:00 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, David Case, Brent Ireland, Vacant (Alt. 1), Vacant (Alt. 2)

John noted that there are vacancies for the Alternate 1 and Alternate 2 positions. If you are interested, you can apply on the Town’s website.

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

ALSO PRESENT: Mike Roy (Town Manager)
Ronald Sarol (Code Enforcement Officer)

GUESTS: Michelle Weirich, Rodney Folsom, Jr.

GUESTS VIA ZOOM: None

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

Minutes: March 20, 2024

Motion Made By: Noel moved to accept the March 20, 2024 Minutes

Seconded by: David

Motion passed/failed: Passed 5-0 with noted corrections

Additions or Deletions: None

Report from CEO: Ron reported on the period from 3/20/24 – 4/16/24. Ron continues to check the status of permits about to expire to verify progress and to assign 911 addresses and update existing properties using the State’s Geo-Lynx Server, transfer mortgages and deeds to our system, and work on the Affordable Housing Density and Accessory Dwelling Unit changes to the Land

Use Ordinance. Ron assisted Public Works with snow removal, investigated possible tree cutting violations on Wilson Pond shoreline and issued vendor permits for the eclipse. Ron has the following permits on his desk awaiting payment and/or pending: 6 single family homes and 2 subdivisions. Ron has issued 15 permits to date.

Action Items: None

Old Business:

John stated that we need to update our Land Use Ordinance to comply with State regulations regarding housing density. Ron said he has language for the ordinance regarding properties sharing a common wall. He will have the language for the Board at our next meeting. John said we don't have to bring before the Town at the June 3rd meeting, but the change in the lot size from 10,000 square feet to 7,500 square feet as well as the property lines/set-backs for a common wall need to.

Continue Fence Ordinance discussion. John presented the Board with a revised Draft 3 (3/21/24) for our review and discussion. David wanted to know why there was a height restriction in the front of a house. John said it was for visibility for pedestrians and traffic. David also noted that lighting on fences should be shielded from shining on neighbors. David suggested that Greenville prepare a handout with Fence Information and Frequently Asked Questions, like Eastport's would be helpful. David also noted Auburn's handout regarding access to fire hydrants. Lurline asked if all fences need a permit. Rodney suggested certain zoning districts in town yes, but not rural. Ron said if no permit is issued, he will have no knowledge or control. If you are going to permit, permit for everyone. Ron suggested a permit fee of \$15. John said we can recommend that to the Select Board since we have no authority regarding fees. Brent said when you apply for a fence permit you can get a copy of what is required to install a fence. This way there are no questions. John read two paragraphs from the City of Bath that he thought should be included. "All fences and walls must be located so as to not cause vehicular or pedestrian safety hazards" and "Visibility Standard: Where two streets intersect, no fence, wall, hedge or other plating other than shade trees may be directed, placed, or maintained above a height of 3 feet above the street surface within the three-sided area formed by the intersecting street lines, and a line joining them at points that lie 20 feet distant from the point of intersection of the streets or the driveway and the street/sidewalk." Ron said that Town maintains a 33-foot allowance from the center of the road, therefore no fences could be placed in that 33-foot allowance. John said then that resolves the visibility issue. John said he will incorporate all suggestions and provide the Board with an updated draft.

New Business: Michelle has provided the Board with an application for an Alternate position. John told her the Planning Board does not approve the application but reviews it. The Select Boards approves applications. John encouraged Michelle to sit in on meetings and to participate. She would not be able to vote unless there was a member absent. The Select Board is meeting tonight, and he will present her application.

Review of Subdivision Application from Rodney. Rodney stated that it is 28 acres located on Upper Wilson Pond owned by Stefan Ganeu. Two northern lots have been sold. Ron said since it

has been less than five years since the property has been sold, it triggers a subdivision under our rules. Therefore, if the Board could go through the Requirements for Subdivision Permits, he will know what he needs to do. Ron wanted to know if he would need to contact abutters. John, yes. The Board went through all 37 criteria for a subdivision, noting what would be required.

Items for Next Meeting: Fence Ordinance, LD2003 Compliance, review Draft 4 Affordable Housing Development

What's on your mind: David, Brent, John and Lurline passed. Noel asked when the blinking light would be functional again. Mike said he spoke with the State and is waiting for them to repair it. Noel also inquired about the washouts on the Greenville Steam Road. Mike said that the Town has put shale down. Mike said that the Association is defunct and can't get the owners to fix the road. The worst part is in the County. Lurline told the Board that Michael Williams, the County Manager, said by statute, they cannot put money into a private road.

Adjournment: Noel motioned to adjourn at 5:52. Brent seconds. Passed 5-0