

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 19, 2023

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: 5:01 p.m.

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

MEMBERS VIA ZOOM: Maureen Hopkins

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

GUESTS: Joe DiAngelo

GUESTS VIA ZOOM: Esther Ireland

John took a moment to thank Maureen for covering for him in his absence.

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

Minutes: April 5, 2023

Motion Made By: Jenny moves to accept the April 5, 2023 Minutes

Seconded by: Noel

Motion passed/failed: Passed 4-0-1 via roll-call. John abstained.

Additions or Deletions: Under Old Business, John asked to include review of the Moratorium.

Report from CEO: Ron reported on the period from 4/5/2023 – 4/18/2023. Ron stated that he issued only two permits during this period. Ron was proud to announce that the entire office attended the CPR class. He has 8 permits on his desk pending approval. Jenny asked about the Vendor Permit for Café Crepe and where it would be located. Ron said 6 Lily Bay Road and is

under the impression that it will be right behind or next to the old bank building. Jenny asked if once you get a vendor's permit, you can park anywhere. Ron said as long as you have permission from the landowner. John asked if Ron received the newspaper article he sent to him regarding towns amending their ordinance to abide by the new state law. Ron said he did not see it but will look into it. John said the law is to address housing in the State of Maine which goes into effect on July 1, 2023.

Action Items: None

Old Business:

- Telecommunication Ordinance. Maureen presented the Board with a new draft of the ordinance. Maureen stated that she looked at the Zoning Map to see where this type of project would make sense, i.e., Commercial/Industrial, Rural, Rural Development I, Rural Development II. Zones not allowed would be Village, Airport and anywhere near the shoreline. As a Planning Board and Town, we would have the right to review every project and make sure it fits into that location. John asked how she came up with the 190-foot height. Maureen said most developers ask for 190 feet. The FAA requires anything 200 feet or greater to be lighted. So, 190 feet is as high as you can go without lights. At 190 feet, the tower is above the tree line to co-locate. Jenny asked Ron if he was able to find any ordinances in other towns that prohibited towers. Ron said he could find none. Jenny said that the towers are visually concerning. There being no further discussion, John said we could now present the draft to the Select Board for their approval. If they approve, it then goes to the Town for a vote. Noel moved to present the Wireless Telecommunication Ordinance to the Select Board for approval. John seconds. There being no further discussion, a vote was taken via roll-call, Maureen yes, Noel yes, John yes, Lurline yes, Jenny no. Approved. 4-1.
- Tumbledown Acres. John said that there has been a preliminary meeting with Joe and Stacey, and a Public Hearing. John asked Ron if notices were sent to the abutters. Ron – yes and everyone responded. Ron said to John regarding his question to #28, the handling and disposal of waste to be generated, that the contractor will dispose of all waste. As to each individual site, each contractor will be responsible for that disposal. John asked Ron if he considered the application complete. Ron – yes. John read the review criteria and noted unless he heard otherwise from Board members, the answer was “yes”. John asked if there were any concerns, hearing none, the application fulfills the criteria for the Town of Greenville. John then asked for a motion to approve the application. Jenny moved to accept, Noel seconds. Vote taken via roll-call passed 5-0. John wanted to note for the record that the road should not have been put in until approval of the permit. It was alright to remove trees, but the road is part of the subdivision. John stated that this has happened before and, going forward, it should not happen again.
- Moratorium. John said he drafted this when Jenny inquired if we had a telecommunication ordinance. What if someone proposes something that we don't have any legislation in our ordinance. Other towns have had proposals come before them for which there was not a relevant ordinance and issued a moratorium. John said he found in the State Guidelines for Land Use Ordinance the following definition. John said he changed the first line and

would like to incorporate it under Article III. Permitting Requirements and Procedures, Section 1. Activities Requiring A Land Use Permit:

“Moratorium. For activities not listed above or excluded from permitting requirements in Section 2 below, the Planning Board may recommend that the Select Board issue a moratorium on the activity. ‘Moratorium’ means a land use ordinance or other regulation approved by a municipal legislative body that, if necessary, may be adopted on an emergency basis and given immediate effect and that temporarily defers all development, or a type of development, by withholding any permit, authorization or approval necessary for the specified type or types of development.”

- John said this would enable the Board to deal with proposals we don’t have in our ordinance. Jenny asked if there were any time limits that we would need to be aware of. John not that he saw. Maureen will look to see if she can find an answer to Jenny’s question. There may be a time limit of 6 months and could be extended for an additional 6 months. Also, if permitted by applicable law, the Planning Board could recommend a moratorium. Maureen will do some research and get back to the Board.

New Business: None

Items for Next Meeting: Discuss Moratorium. Craig Watt Conditional Use Permit

What’s on your mind: David, Jenny, John and Maureen passed. Noel wanted to know about the placement of the dumpster at the intersection of Pritham and Lily Bay Road. You need to pull out quite far to see if cars are coming. Mike said they came to him and said it would only be there for a couple of weeks. There was no other place they could put it. Noel brought up the train accident. He does not believe there are any safe rails. Mike said the rails were updated. Noel said but are they safe rails. Noel also stated that 4 people came to him this week regarding Air BnBs complaining of late-night parties, fireworks, and parking issues. Noel said he did some research, and some resort towns charge \$500 for a permit. Mike said the problem is you don’t know who has an Air BnB. Lurline asked if the suggested moratorium could be used to curtail the influx. John said his association said no commercial business, and they stopped one from coming into their neighborhood. Mike said he has one next to his home and has never had a problem. It is a problem in other towns and requires an enormous amount of work to put into some type of ordinance. Noel said an Air BnB is occupancy of 30 days or less. Jenny suggested getting in touch with the Land Use Planning Commission. She also wondered if a hotel would alleviate some of the problem. John said that the Transfer Station said that most of the trash is from Air BnBs.

Adjournment: Noel motioned to adjourn at 5:51. Jenny seconds. Passed 5-0 via roll-call.