

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 25, 2022

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, Lurline Arco, Secretary, Noel Wohlforth, Jenny Ward, Maureen Hopkins, Dawn Holbrook (Alt. 1)

MEMBERS ABSENT: None

ALSO PRESENT: Mike Roy (Town Manager)
Peter Leathers (Code Enforcement Officer)

GUESTS: Tom Daniels (TRC), Mark Christopher (TRC)

GUESTS VIA ZOOM: Kerryane Monahan, Brian Maliszewski, Rebecca Peichel, Sheehan Gallagher, Sheila Grant (Eastern Gazette)

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

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

Motion made by: Noel to approve the March 28, 2022 Minutes

Seconded by: Maureen

Motion passed/failed: Minutes of March 28, 2022 approved 5-0

Note: There were no items to come before the Board on the regularly scheduled April 11, 2022 meeting, therefore no Minutes.

Adjustments: Under Action: Need to Address - postpone 33 Moosehead Trail Pre-permit CU office over retail to a later date; and move Greenville Code of Ethics to last item

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

Report from CEO: Peter reported on the period of 3/29/22 - 4/25/22. John inquired about 53 Craft Road. Owner wants to convert camp into a 4-seasons and put in septic and water. Currently drawing water off Moosehead Lake. Ember Gardens – we are still looking for payment and sign-off from the State. Peter did a comparison of permits issued this year as compared to last year. Permits issued to date 13 as compared to 2021 – 16. Issued 14 new permits. Permits issued to date: 25

Peter stated there was one item not on the Agenda. He stated his last day will be June 3, 2022 and thanked the Board for letting him participate in the community. Peter also stated that they are actively looking for a replacement. The Board thanked him for his service.

Action Items:

- **McBrierty Family Trust Solar Farm CU application:** John - This is a six-step process. The pre-application was submitted on February 28th, application then submitted, Peter determined that it was complete, now we are at step four where the Board considers if the application is complete. The application was submitted on April 1st and the fee paid. Next step five is a public hearing and the final step is a decision by the Planning Board. Maureen wanted to know if this project is visible from the Visitor Center. Christopher – no. Noted contacted several agencies. Is there a federal agency triggering compliance? Christopher – no. Jenny noted that they contacted the Passamaquoddy Tribe but that is not the Tribe for this region and did they contact the Penobscot Tribe. Christopher – we contact all of the Tribes. Some take quite a while before they respond. Jenny also inquired if the utility poles could be placed underground. Tom – CMP owns the poles and it's their decision how they are placed. Jenny – regarding decommission – will you reseed with trees or leave it to go back to pasture. Christopher – whatever the landowner wants, but we do not reseed trees. John asked what the sentence “FFP is working with the Net Energy Billing Tariff program in Maine, and subscribers to our site will be commercial meters.” meant. Rebecca said that under the Net Energy Billing Tariff program it is for small, medium and large commercial customers to opt in. Under this particular program, it would not be able to accommodate residential customers. There is a kilowatt program, that it is for residential customers. Jenny – then there is not direct benefit to the town residents. John inquired about the fencing. Mentioned he had forwarded pictures of the suggested farm fence but it looks like you are going with chain link all the way around. Forefront Power opted to stay with chain link for safety and security purposes. Mike – are there any escape exits for wildlife? Maureen – we value our wildlife and urge you to reconsider the fencing. Jenny – wasn't there some type of annual payment? Mike – a tangible benefit and I will be speaking with Forefront in the near future. Board agreed that the application is complete. Next step is a public hearing to be held at our May 23rd meeting from 5:00 – 5:30. An escrow account will be set up for \$4,000 to cover costs once approved.
- **Sheehan Gallagher Old Bank Renovation and change of use:** Sheehan wants to change the old bank building on Lily Bay Road from strictly commercial to mixed commercial i.e. retail on the first floor and residential on the 2nd and 3rd floors. Wants to keep with the look of the building. Wants to raise the building to 34 feet keeping under the 35-foot limitation.

State law restricts the height. Maureen – according to the State Shoreline Zoning Statute, if the building is within the 75-foot-high water mark, it cannot exceed 20 feet. If it's 100 feet from the high-water mark, maximum is 25 feet. Sheehan – I believe it is but will check. I didn't think it would be a problem since there are a number of new structures closer to the water. My concern would be changing the footprint of the building expanding towards the water. Lurline asked if there would be sufficient parking for the residential units. Who owns the property between the Shaw Block and the building. Sheehan knows where the property line is but will need to speak to Shaw Block and may need an easement. Maureen made a suggestion that the applicant answer the requirements for the Conditional Use Permit and provide waivers to the Board for the ones they don't feel are necessary instead of the Board reading the seventeen questions. Jenny thought maybe the Board would think something is necessary where the applicant doesn't. Peter said it is too late to do this now, but something to think about going forward. John read the seventeen criteria questions. Added under Other: A parking plan with entry and exit to address the parking issue. Peter asked will Shaw Block need to provide a parking plan when they decide to go forward with the renovations of the upper floors. John – yes. Sheehan said he was planning on starting in June but it maybe later in the summer.

- Next order of business is Donnie Thompkins Auto Recycling Permit – not present.
- 8 Birch Point Road Conditional Use Pre-Permit for change of use to a 4-seasons dwelling. Kerryanne – we purchased the shed on the corner of Birch Point Road and Lily Bay Road. We want to convert to a 4-seasons tiny home. Want to add a dormer. Will not expand the footprint. Want to connect to sewer and waiting to hear back from DEP so we can put in a well. Want to make a tiny home to rent out long-term. It is a dry camp on posts with pads. Jenny – is there a driveway. Kerryanne – no but have been in touch with DEP and want to put gravel down for a parking area. John – is it structurally sound to put on a dormer. Kerryanne – had contractor look at it and feels it is sound. Also spoke with Danny Daigle about putting an insulated skirt around the foundation for year-round use. John waived reading the seventeen criteria questions since Peter had previously reviewed them with her. The Board gave her the greenlight to move forward.
- Town of Greenville, Maine Code of Ethics. Mike – document was drawn up in 2008 by the Town Attorney. It was never put into place. Came up again several months ago to start the process and get into place. The document is being distributed to be signed by all Boards. The Select Board has already signed it. Since it is seven pages long and needs to be reviewed by all Members, John suggested to bring it home, review it, and bring back to the next meeting.

Old Business: John thanked Jenny for doing a final review of Section 17 Outdoor Lighting of the Land Use Ordinance before presenting to the Select Board. Jenny asked about a Public Hearing. It is scheduled for May 4th right before the Select Board meeting. Jenny also asked about regulations on cell towers. Maureen said she is putting together some information for the Board and will bring to the next meeting.

New Business: None

Items for Next Meeting (5/9/22):

- Donnie Thompkins Auto Recycling Permit
- Greenville Code of Ethics
- Cell Towers

What's on Your Mind: Dawn – no comments at this time. Lurline – concerned about all the short-term rentals and air b-n-bs. Was wondering if there was anything at all we could do. Jenny said she read an article about this same situation in Colorado and they are taxing them at a different rate since it is a business. Peter said he and Mike read a lot of articles regarding this and it is a nightmare. John had no comment at this time. Noel wanted to know when the hole under the blinking light was going to be repaired. Maureen – no comments at this time. Jenny - with the new project for the old bank building, we should address height issues. This is the biggest comment she hears. Is our Ordinance out of compliance. Peter said the Town Ordinance is just a tool for the Master Plan which is due to be reviewed in 2023.

Adjournment: Jenny motioned to adjourn at 6:43. Maureen seconded. 5-0.