

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
April 5, 2023

**PUBLIC HEARING**  
**5:00 p.m.**

**NOTE:** This Public Hearing is being recorded. This Public Hearing is to consider Tumbledown Acres Subdivision located at Varney Road, Greenville, Maine

**MEMBERS PRESENT:** Lurline Arco, Secretary, Noel Wohlforth, Maureen Hopkins, David Case (Alt. 1), Vacant (Alt. 2)

**MEMBERS ABSENT:** John Contreni

**MEMBERS VIA ZOOM:** Jenny Ward

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

**GUESTS:** Joe DiAngelo, Craig Watt

**GUESTS VIA ZOOM:** Esther Ireland, Sheila Grant (Eastern Gazette)

In accordance with the Town of Greenville Planning Board By-Laws, Section 5D, “in the absence of the chairperson, the members who are present shall, by majority vote, select a member to act for the chairperson”. Noel nominated Maureen. David seconds. All in favor 5-0.

Maureen opened the Public Hearing by announcing she would be sitting in for John in his absence. Maureen asked Joe if he would be giving a presentation. Joe said no. Maureen asked if there were any other questions or comments. Lurline asked if #5, under the Protective Covenants no commercial or industrial business, would prohibit Air BnB’s. Joe said no, they would not be restricted and would be able to rent similar to other owners in the Greenville area. Maureen asked if there were any further questions or comments. None being heard, Maureen adjourned the Public Hearing at 5:05 p.m.

**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:** 5:15 p.m.

**MEMBERS PRESENT:** Lurline Arco, Secretary, Noel Wohlforth, Maureen Hopkins, David Case (Alt. 1), Vacant (Alt. 2)

**MEMBERS ABSENT:** John Contreni

**MEMBERS VIA ZOOM:** Jenny Ward

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Maureen announced that in John's absence, she would be sitting in as Chairperson.

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

**Minutes:** March 13, 2021

**Motion Made By:** David to accept the March 13, 2023 Minutes

**Seconded by:** Noel

**Motion passed/failed:** Passed 5-0, with corrections via roll-call

**Additions or Deletions:** None

**Report from CEO:** Ron reported on the period from 3/14/2023 – 4/4/2023. Ron stated that he continues to do permit and set-back checks as well as checking properties with soon to expire permits to verify progress. Ron also continues on assigning 911 addresses to new properties and updating existing properties using the Geolynx Server. Ron said he has two applications on his desk for new homes. David asked if he was getting a lot of inquiries. Ron, yes but everyone is having a hard time finding contractors. 9 permits have been issued so far this year.

**Action Items:** None

**Old Business:**

- Telecommunication Ordinance. Maureen said she has not made any changes since our last meeting. Prohibiting any new towers is not legally defensible. We could not do a blanket outright prohibition. David, so we should look at zones that we could permit towers. Maureen, you would not want them in the shoreline zone or in residential areas. Possibly

commercial/industrial zones. Jenny – prohibit new towers, since we already have towers, and use the infrastructure that is already there. Maureen – our towers would need to be adequate. We could require them to co-locate as a first step instead of a new tower and they would need to show they attempted to co-locate but that it was impossible. Maureen said she will do a revised draft with a couple of scenarios and strengthen the co-location before building a new tower. Jenny asked if Ron could do a search of other towns that have a strong restriction for towers. Ron said he would.

- Tumbledown Acres. Maureen said the last time we met the application was not complete. Ron said the application is now complete and we need to go over the checklist. Maureen said there are 36 requirements and asked the applicant if there were any that they would like waived. The applicant would like to waive #8 – sewer connections, #18 – location and type of public water supply and #27 – traffic study. David moves to waive 8, 18 and 27. Noel seconds. Passed 5-0 via roll-call. Maureen - the next step is to approve the application.

**New Business:** Craig Watt – Conditional Use Permit. Craig said that when he originally put the pad in, he did not realize the property was in the Scenic Corridor Overlay. The pad is 25 feet into the 75-foot set-back. If he took the pad out, it would look worse. Craig would like to continue and be able to lease the pad to a company that sells pre-made sheds, but have it pushed back to the 75-foot set-back. The entrance was already there. Did not alter. There are no obstructions. Anything that is put there will not be permanent. There will be no power, no lights. As the sheds are sold, new ones will come in. The sheds are approximately 8 – 10 feet tall. Noel said the town has lost a couple of businesses because of the requirements. Our ordinance does require some type of vegetation. It does not have to be trees, but something. Noel said that he personally does not want to see the sheds right on the road. Craig asked for the board to advise him what is needed, and he would see if he could comply. Maureen asked Craig which conditions he would like waived. Craig requested #6 type of water system, #7 type of sewage disposal, #9 location, dimensions, square footage of all existing and proposed buildings, #10 type of public water supply, #11 location of existing and proposed streets, #12 location and dimensions of any existing or proposed easements and copy of existing or proposed covenants or deed restrictions, #13 storm water and erosion control plan and #15 assessment of solid or hazardous waste to be generated. David inquired about #14, traffic study. Craig said he would give his best estimate on how many cars stop by. Maureen asked for a motion to waive numbers 6, 7, 9, 10, 11, 12, 13, and 15 of the Application Requirements for a Conditional Use Permit. Jenny so moves. Noel seconds. Passed 5-0 via roll-call. Maureen asked Craig to come back with a completed application with the needed requirements.

**Items for Next Meeting:** Maureen will provide the board with a revised telecommunications ordinance. Ron will check to see if any towns have restrictions for towers. Lurline asked if we could discuss putting a condition on all permits with a start time for construction.

**What's on your mind:** David, Jenny, Maureen and Lurline passed. Noel said he wanted to revisit an issue he brought up before, and that is the number of houses on Pritham Avenue that are not lived in by the owners which impacts student population, which he believes to be approximately

166 students. Noel said he worked and volunteered for the school and without the school there is no town. David said when he taught in a small town, they had tuition students from other towns. Noel said Monson lost its identity when it lost its school. Just something to think about.

**Adjournment:** Noel motioned to adjourn at 5:52. David seconds. Passed 5-0 via roll-call.