

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
August 2, 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: 5:00 p.m.

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

Brent will be sitting in as a regular member in the absence of Maureen and will have voting privileges.

MEMBERS ABSENT: Maureen Hopkins

MEMBERS VIA ZOOM: None

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

GUESTS: Dale Goodwin

GUESTS VIA ZOOM: None

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

Minutes: July 19, 2023

Motion Made By: Noel moved to accept the July 19, 2023 Minutes

Seconded by: David

Motion passed/failed: Passed 4-0-1

Additions or Deletions: Subdivision application of Shaina Buhler

Report from CEO: Ron reported on the period from 7/20/23-8/1/23. Ron continues to work on assigning 911 addresses to new properties and updating existing properties using the State’s Geolynx Server. Ron also continues to check the status of permits that are soon to expire to verify their progress. Ron has issued 4 new permits and there are 4 pending. Ron noted that there is a

new format/spreadsheet regarding the Permit Report. John asked if it was on the website. Ron, not yet. Need to transfer the old spreadsheet over and Ron is still in the process of learning the system. Ron spoke with Bob Corsa owner of the used car lot. Bob said he will try to bring everything up to code. Bob has health issues and not sure how much he can get done. John asked if Ron informed Bob that the conditions will apply to the new owners. Ron said yes and anybody purchasing the property will need to bring the property into code. Ron said the sign at the Holy Family Catholic Church has been reduced in size to conform with their permit. Ron checked on the shed on East Road. The person who was staying in the trailer is now in a tent. The trailer's roof was ruined during a windstorm. The shed is to keep his dogs cool. The shed is only temporary. John inquired about the complaint about the patio and if he was able to track it down. Ron said he has not heard anything more about it. There have been 111 permits issued to date. John said he really likes the new Permit Report format. Very informative.

Action Items: None

Old Business:

- Review of the Vendor Ordinance. John stated that we will use the current Vendor's Ordinance but expand the Special Event category under Section 2. Definitions, subsection c. Ron said he could not find any special event fees but thought John said there was one for Waterville. Dale is the event coordinator. He wanted to clarify certain things. Dale said fees charged are not \$100-\$200 but \$60 per weekend. \$35 for one day. All spaces are approximately 10x10. John said that the Planning Board does not set the fee, it is up to the Select Board. We only make suggestions. John asked Dale what a reasonable umbrella fee covering all vendors would be to recommend to the Select Board. Dale said \$100 to \$200. It was decided to split the difference at \$150. Ron asked if fees should be the same for a smaller venue with maybe only 5 or 6 vendors. Mike wanted to know if a vendor comes in and is not associated with Dale what happens. Ron, they would need to come in to see him and get a permit from the Town which is \$75/day. Dale suggested a graduated scale according to the number of vendors. It was agreed that the following would be charged:
 - 1-25 vendors - \$50.00
 - 26-50 vendors - \$100.00
 - 51 and above - \$150.00

Mike asked how we would know if the vendor is under Dale's umbrella. Lurline suggested giving each vendor something to display that would note this. Dale said he would create something for his vendors with his logo. Ron said we will need a Special Town Meeting to change the ordinance. David moved to accept the amounts proposed above. Noel seconds. Passed 5-0. John said he would present to the Select Board at their meeting directly following ours.

- Update on car lot. Ron said Bob will move the junk cars out of sight. Bob did not want to put up the 8x20 fence. Ron told him it was part of the conditions. Bob said he will do his best to comply with the fence.

New Business: Subdivision. Ron stated that Shaina Buhler would like to sell one-half of Lot 7A. The original property consisted of lots 7A, B, C, D and E. This parcel was split into five pieces 2-

3 years ago. Since it is less than 5 years, it triggers a subdivision application. As shown on the map, Shaina will be keeping Lot #1. John read the Application Requirements for a Subdivision Permit. The Board asked for numbers 1, 2, 3, 4, 5, 6, 9, 12, 12A, 13, 14, possibly 20 if not previously provided, 21 and 34.

Items for Next Meeting: Subdivision application; discussion of Planning Board By-Laws reflecting the change to Wednesday evenings and change the quorum from 4 to 3 unless there is something noted in the State statute requiring a quorum of 4.

What's on your mind: John, short-term rentals (STR). Spoke to Jonathan Boynton and he expressed a willingness to attend a meeting in person or via zoom. Jonathan is a former Planning Board member and is currently Belfast's city planner. Jonathan said most of the concerns are coming from retirees who want to maintain the quality of their neighborhoods. John said he is interested in the census on STRs. Belfast is sending out a notice with the property tax bill. STRs have 60 days to respond and if they do, their license will be \$50. If they don't reply within the 60-day period and don't pay the \$50, the cost for the license is \$500. John asked who handles this and it is the Belfast CEO. John also noted that Bangor is also having a problem with STRs and since they do not have an ordinance, STRs are prohibited. John said you can go to AirDNA which presents listings of all the STRs within any zone or zip code. Ron said he will look into it. John said Belfast is not inspecting units. Waterville requires the Fire Department to inspect the property. Brent said that he noted real estate brokers are advertising STRs. John asked if we should invite Jonathan to join us. Consensus yes. Discussions ensued regarding a noise ordinance and the difficulty in enforcing it. Noel said we need to start at the start by identifying who has a STR. Brent said there is a dwelling behind his house that is not fit to live in. The house is on Lower Lincoln Street and has been vandalized. It should be demolished. Ron said he will look into it. Noel mentioned the shrubs in front of the sheds on Rt. 15 were very small. David and Lurline passed.

Adjournment: Noel motioned to adjourn at 6:05. David seconds. Passed 5-0