

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
August 21, 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, Michelle Weirich (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: Brent Ireland, David Case

MEMBERS VIA ZOOM: None

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

GUESTS: Heidi St. Jean, Emily Patrick, Ben Bennegaly

GUESTS VIA ZOOM: None

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

Minutes: June 5, 2024

Motion Made By: Noel moved to accept the June 5, 2024 Minutes as written

Seconded: Lurline seconds
Michelle abstains

Motion passed/failed: Passed 3-0

Minutes: July 17, 2024

Motion Made By: Michelle moved to accept the July 17, 2024 Minutes

Seconded: Lurline seconds

Motion passed/failed: Passed 4-0

Minutes: August 7, 2024 – Site Visit

Motion Made By: Noel moved to accept the August 7, 2024 Site Visit Minutes as written

Seconded: Michelle seconds

Motion passed/failed: Passed 4-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 7/18/24 – 8/20/24. 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 as well as checking property setbacks and property lines. Ron sent out two notices of violation for illegal salvage yards. Spoke with homeowner on Maple Street about size of non-conforming legal lot of record and his ability to build due to excessive setback requirements. Ron wanted to know if he could come before the Board and request a variance. John said we would need to review it. Also investigated several hazard tree permit requests. 17 new permits were issued. Permits awaiting payment and/or pending: 3 subdivisions, 5 approved waiting for payment, and 12 permits approved. There have been 78 permits issued to date. John asked if Ron heard from the assessor. Ron said they were here and he gave them a list of all 2023 permits and they will be going out to assess the properties. John asked if he will access only new homes. Ron said the list includes all finished homes, additions, garages, sheds.

Action Items: Schedule a Public Forum for the Greenville Grove Subdivision. A subdivision application review is a 7-step process. The Site Visit is one step. The next is whether we schedule a Public Hearing. Ron said he sent out 75 abutter letters and has had at least 40 phone calls. It was decided to set the Public Hearing not on the same day as the Planning Board meeting since half an hour would not be sufficient time. Therefore, the Public Hearing was set for September 3 at 5:00 p.m. Ron said this would give him enough time for the 10-day requirement. Ron said he will have packets available at the meeting for attendees.

Old Business: None

New Business: None.

Items for Next Meeting: John asked Ron if he could put something together for us to review regarding the setbacks for the smaller lots. Ron said they are a legal lot of record and are exempt from square footage requirements but must follow the setback requirements. The homeowner referred to above would like to put up a garage, but not enough room with the current setbacks.

What's on your mind: Michelle passed. Noel still has a growing concern about the number of short-term rentals. He said he officiated two weddings, both at short term rentals. John said that at the Special Town Meeting both our amendments were passed, the LD2003 and the amendment to increase density in our community. John asked Ron if the Greenville Grove Subdivision application was completed. Ron not quite. Lurline received a news notification regarding small homes being built and anchored in lakes and the State of Maine cannot do anything about it. Ron said he dealt with the same issue on Wilson Pond. The person put the home on pontoons and registered it as a marine vessel. It is now legal and can stay there forever. Mike said the Department of Inland Fisheries oversees the water.

Adjournment: Noel motioned to adjourn at 5:23. Michelle seconds. Passed 4-0