

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
August 22, 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 identify the discussions at the meeting.

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

**MEMBERS ABSENT:** None

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

**GUESTS:** Paul Whitney

**GUESTS VIA ZOOM:** Sheila Grant (Eastern Gazette)

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

**Minutes:** Pending receipt of December 7 and 14, 2020; January 25, 2021, February 8, 2021, August 8, 2022

**Motion made by:** Jenny to approve the August 8, 2022 minutes

**Seconded by:** Noel.

**Motion passed/failed:** Minutes of August 8, 2022 approved with changes 5-0

**Additions or Deletions:** Under New Business, review the edits to the Land Use Ordinance changing “Marijuana” to “Cannabis”, and the new language to Section 11 on Signs and Section 17 on Lighting

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

**Report from CEO:** Ron reported on the period 8/8/22 - 8/22/22. There were 5 permits issued in the last two weeks. Jenny asked if any permits were for homes in the subdivisions. Ron said he has started a few but not at the permit process. There were 118 permits issued year-to-date compared to last year of 137.

**Action Items Needed to Address:** None

**Old Business:**

- Permit process of Whitney's Marijuana retail store. John wanted to know since the State now requires using cannabis instead of marijuana, does the name on the store need to be changed. Paul said he didn't think so. The legal difference between the two is marijuana contains THC's and cannabis includes hemp. Jenny was wondering about the history of retail stores that far out-of-town and what has been permitted in the past. Paul said one of the abutters has a sign advertising his business. Noel moves to accept the application as complete. Maureen seconds. Paul stated that the State has changed the law to include home delivery which includes medical and recreational. He has no interest in this but stating as food for thought if we want to include in our ordinance. Board agreed application is complete 5-0. John asked the Board if we would like a Public Hearing on the Conditional Use Permit. If so, needs to be done within 30 days. We usually have a Public Hearing before one of our regularly scheduled meetings. Noel said that considering the number of abutters and the potential controversy of the issue itself, he moves for a Public Hearing. Lurline seconds. Motion to hold a Public Hearing on September 12, 2022 at 5:00 p.m. with our regular meeting following at 5:30. John asked if there were any comments/questions. Maureen agrees with Noel since some abutters expressed their desire to attend a Public Hearing, and we have required Public Hearings for the past Conditional Use Permits, she believes we should continue to do so. Approved 5-0.
- Review of wording concerning notification of abutters on applications. Ron presented to the Board the new language to be included in permits. Maureen noted that "edge of property" should be carried over into the new wording. The new wording is "The Applicant shall provide a list of Names, Addresses, Map and Lot Numbers of all Owners of abutting Properties or within 300 ft. of the edge of the Applicant's property." Ron also added a new #6 "The Code Enforcement Officer shall verify the list of abutting property owners and notify them of the proposal by certified mail. (Attach list of property owners.)" Ron also added the words "rights-of-way" in #19 to avoid problems that we had with a project downtown. Jenny asked if the above language will be included in the conditions in the other permits. Ron, yes. John asked for a motion to accept the changes. Jenny motions to accept. Noel seconds. Approved 5-0.

**New Business:** John provided the Board with the clerical changes of marijuana to cannabis (mandated by the State, so does not need to go before the Town for a vote) and Section 11-Signs and Section 17-Lighting (approved at Town Meeting) and wanted to know if we had any comments/questions/changes. Jenny wanted to know if there was a definition for marijuana and

cannabis. John said he will see how the State defines marijuana and cannabis and will get back to us.

**Items for Next Meeting – September 12, 2022:**

- Public Hearing for Whitney’s Marijuana
- Review of Ordinance changes - marijuana to cannabis, signs and lighting
- Mystery of the manhole cover under the blinking light

**What’s On Your Mind:** Maureen, John and Lurline passed. Noel wanted to know who was responsible for Depot Street. There are numerous huge holes when you turn from Pritham onto Depot. Mike said it is the County. Jenny wanted to know what happened to the manhole cover under the blinking light. It’s gone and the road seems to have a dip there. Noel said he has a meeting with the Sanitation Department and will let us know at the next meeting.

**Adjournment:** Noel motioned to adjourn. Jenny seconds. Approved 5-0. Adjourn at 5:32.