

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
February 13, 2023
Minutes
5:00 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: 5:00 p.m.

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

MEMBERS VIA ZOON: Maureen Hopkins

MEMBERS ABSENT: None

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

GUESTS VIA ZOOM: Shelia Grant (Eastern Gazette)

John introduced David Case who is joining us as an Alternate to the Board. David comes to us with prior experience on the Old Town Planning Board. David said he retired and moved to Greenville. He is interested in the Town and would like to participate. John told David that he can attend and participate in meetings. If one regular Member is absent, David would be able to vote. John noted that there we still have a vacancy for another Alternate.

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

Minutes: January 23, 2023, were presented by John

Motion made by: Noel moved to approve the January 23, 2023, Minutes

Seconded by: Lurline

Motion passed/failed: Passed 4-0-1 (Jenny abstained) via roll-call.

Adjustments: None

Report from CEO: Ron reported on the period from 1/24/23 to 2/13/23. Things have slowed down. Ron continues to work on 911 addresses and updating existing properties using the State's Geolynx Server. Ron stated that Stacey Duncan filed a permit for a proposed subdivision. Stacey would like to come in and meet with the Board. Joe DiAngelo might come instead since he is working on Stacey's behalf. Ron stated that would be a substantial subdivision with possibly 12 lots.

Action Items Needed to Address: None

Old Business: John stated that he, Ron and Mike met with the Northern Forest Center. They are still interested in developing the property on Spruce Street for workforce housing which is owned by Northern Light Hospital and Moosehead Lake Region Economic Development Corporation. John said he explained to them about our 6-step process. John said there is nothing concrete, it is still in the concept stage, but they are moving forward.

New Business:

- Maureen presented to the Board, Part I of Draft to Small Wireless Facilities Ordinance. Maureen took the Board through the draft. She stated that we don't have a lot of authority. We cannot require a Conditional Use Permit. Once the application is deemed complete, the CEO would have 60 days to approve or deny. Maureen strived to make the application as comprehensive as possible. We have no ability to deny the application as long as it meets the requirements. Maureen likes to include a Waiver which allows the CEO to waive any requirements of the application if the applicant can show reasonable justification for the waiver. Maureen wanted to know if we have a site distance triangle which would keep poles off of corners so as not to obstruct sight. Ron said there is one for 250 feet for municipal roads and 500 feet for state roads. Jenny asked about Section 5 permitting use in all zoning districts. Maureen said that they are allowed in all districts. Jenny also inquired about the height of poles. Ron said the maximum height of poles is 50 feet. John said the maximum height, under any conditions, is 50 feet. John said if you have a 30-foot pole you could extend it by 33%, so you could not extend a 50 foot pole. Jenny inquired about the lighting, and does it conform with our Dark Sky Lighting Ordinance. Maureen said the lighting would be inside a cabinet which would shield it from public view. Jenny asked about Abandonment. Maureen said the owner of the Small Wireless Facility is responsible for removal. If they don't remove it, the Town can remove it at the owner's expense. Maureen stated it could be abandoned for a while without you knowing it's not being used. Lurline asked if something could be put in under Abandonment that once a year the owner of the Small Wireless Facility would let the Town know if it is still being used. Maureen said that it could be done. Ron asked about Section 8, Review of Application. Wanted to know if the review could be changed from 10 days to 30 days since all other permits are 30 days. Maureen said she will check with the FCC and is possible, with change. John asked about color. Doesn't want anything garish, would like earthtones. Jenny suggested faux wood. Maureen said faux wood can be done. John asked

Maureen to provide us with another draft incorporating these changes. John also noted that Maureen would like to incorporate telecommunication towers in general. Maureen said she will do that. Jenny said she received a phone call from someone in Shirley regarding installing a telecommunication tower and dark sky guidelines. Doesn't know who it was but reached out to her for information.

- Permit Expirations for Land Use Permits and Sign Permits. Ron said he found in the Town's Land Use Ordinance, Article III, Section 6, Expiration of Permits:

"A. Areas Outside the Shoreland Zone. Following the issuance of a permit, if no substantial start is made in construction, or in use of the property for which such permit has been issued, within two years of the date of the permit, the permit lapses and becomes void.

B. Areas Within the Shoreland Zone. Following the issuance of a permit, if no substantial start is made in construction, or in use of the property for which such permit has been issued, within one year of the date of the permit, the permit lapses and becomes void. If a substantial start is made within one year of the issuance of the permit, the applicant shall have one additional year to complete the project, at which time the permit shall expire."

John noted that under Subdivisions, the Planning Board can set a completion date which can be extended. Jenny asked if the expiration date will be on the Permit and on the Application as well? Ron, yes.

Ron said there wasn't any wording regarding expiration of permits for signs. Ron added the following to be included in the Sign Ordinance:

"Section 11 Signs. E. Permitting and Fees. #7. A sign permit is valid for one year from the day the permit was issued. A sign permit that has expired must be re-applied for and a new fee paid and must adhere to the rules and regulations of the current established sign ordinance."

John said we need a motion to recommend an expiration date of sign permits for one year to recommend to the Select Board. Jenny so moves. Noel seconds. Roll call of 5-0 to recommend the new language to the Select Board and go before the Town in June.

Items for Next Meeting: Stacey Duncan and/or Joe D'Angelo regarding subdivision proposal. Possibly a new draft from Maureen incorporating suggested changes to the Small Wireless Facilities Ordinance. Possibility of moving Planning Board meetings to the same night as the Select Board meetings.

What's on Your Mind: John – add David's name to the Agenda under Alternate 1 and change Selectpersons to Planning Board members. Lurline, Jenny, and Maureen-no. Noel said he received a strange call from a person who knew his name and that he lived on Pritham Avenue. Noel asked if he was a realtor and he said no, a speculator and wanted to know if he was interested in selling his home. This prompted Noel to take a ride on the main roads of Pritham Avenue and Lily Bay Road. He noted that approximately 50-60% of the homes, on these roads, are not owned by people who live here 12 months a year. Noel said he found this strange and something to think about. Ron said that 75% of the tax bills leave Greenville. Noel said if we don't have a school or a hospital, we won't have a town. Is this something the Planning Board needs to discuss. Ron

posed the question of moving the Planning Board meetings to the same night as the Select Board meetings. It would allow people not to attend meeting 2-3 nights a week. Meeting would still begin at 5:00. John said he would feel compelled to end our meetings by 6:30. Recently meetings have ended earlier, but they can go later. Jenny said it makes sense to consolidate. Lurline wanted to know if the Select Board was agreeable to this. Two Select Board members were agreeable. John said we should give it some thought and discuss at our next meeting.

Adjournment: Noel motioned to adjourn. Jenny seconds. Adjourn at 5:44. Passed 5-0 via roll-call.