

GREENVILLE PLANNING BOARD  
Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
February 14, 2022

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

**NOTE:** This Public Hearing is being recorded. This Public Hearing is to consider Ember Gardens Conditional Use Permit Application submitted under the criteria of the Greenville Marijuana Establishment Ordinance adopted November 2021.

**MEMBERS PRESENT:** John Contreni, Chair, Lurline Arco, Secretary, Jenny Ward, Dawn Holbrook (Alt. 1). In Noel's absence, Dawn will have voting privileges.

**MEMBERS PRESENT VIA ZOOM:** Joanie Withee

**MEMBERS ABSENT:** Noel Wohlforth, Maureen Hopkins (Alt. 2)

**ALSO PRESENT:** Peter Leathers, CEO; Mike Roy, Town Manager

**GUESTS PRESENT:** George Friedlander, Gerard O'Neill

**GUESTS VIA ZOOM:** Shane Hyde

John opened the hearing by stating that on January 10, 2022 there was a pre-permit hearing. Public notice was posted in the January 21, 2022 issue of Moosehead Matters and the Code Enforcement Officer contacted the Police Department and Fire Department, as well as all relevant parties and abutters. The Administrative Offices of the State Office of Marijuana Policy considers this Application notice for them. After background information given, the Public Hearing was open to the public and/or Board for comments. Joanie asked if Peter heard from any abutters. Peter said no. John asked about Fuego Farms, Inc. George stated that Fuego Farms was the initial name of the company. Did not think the name sounded professional and decided to change to Ember Garden which they felt was more in line with the product. Fuego Farms, Inc. will be dissolved. John also thanked them for a very thorough application. Lurline asked if they would be selling finished products only. Shane said their license only allows finished product which are packaged and tested and they will be selling in their store. George said they would also be selling fresh vegetables. John – hearing no further questions, the Public Hearing adjourned at 5:09 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 generally identify the discussions at the meeting.

**MEMBERS PRESENT:** John Contreni, Chair, Lurline Arco, Secretary, Joanie Withee, Jenny Ward, Dawn Holbrook (Alt.). In the absence of Noel, Dawn will have voting privileges.

**ABSENT:** Noel Wohlforth, Maureen Hopkins (Alt. 2)

**ALSO PRESENT:** Mike Roy (Town Manager)  
Peter Leathers (Code Enforcement Officer)

**GUESTS:** George Friedlander, Gerard O’Neill

**GUESTS VIA ZOOM:** Shane Hyde

**Meeting called to order:** 5:30 p.m.

**Minutes:** Pending receipt of December 7 and 12, 2020; February 8 and 22, 2021; March 8, 2021; April 12 and 26, 2021

**Motion** made by Joanie to accept the January 24, 2022 Minutes with corrections

**Seconded** by Dawn

**Approved** with changes 4-0

**Motion** made by Jenny to accept the April 26, 2021 Minutes with corrections

**Seconded** by Joanie

**Approved** with changes 4-0

**Motion** made by Joanie to accept the March 8, 2021 Minutes with corrections

**Seconded** by Jenny

**Approved** with changes 4-0

Jenny said she needs clarification on how the majority of the Members vote. Is it a majority of the Members present or do all five Members need to be present. John said we will discuss with Maureen when we look over the By-Laws.

**Adjustments:**

- Lighting Ordinance will be postponed
- Planning Board Establishment Ordinance and By-Laws postponed until Maureen returns

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

**Report from CEO:** Peter reported on the period 1/24/2022 - 2/14/2022. There were 4 site visits and 1 new permit issued. Permits issued so far this year are 4. Regarding Map 391-1 tree cutting in the shoreline zone, renovation without a permit affecting septic design capacity limit, illegal structure in the shoreland 8x8 platform with swing - modified plan to make compliant. Peter also said property at 6 Buck Lane has gone into foreclosure and he has received numerous inquiries regarding the purchase of same

**Action Items:** Ember Gardens, EGBW LLC Adult Cannabis Conditional Use Permit Application. John – Earlier this evening there was a Public Hearing. Comments and questions were raised. John noted that there were letters of approval from the Police Department and Fire Department attesting their approval. John asked for a motion to move forward on this Application. Jenny moved to accept; Joanie seconded. Approved 5-0. Peter said that only the Select Board can approve the Ordinance License and it will go before the Select Board on March 2, 2022

**Old Business:** None

**New Business:** None

**Items for Next Meeting:**

- Lighting Ordinance – Outdoor and Signage
- Planning Board Establishment Ordinance Amendments and Planning Board Bylaws
- Pre-permit meeting with Forefront Power Solar Project

**What's on Your Mind:** Jenny, Joanie and Lurline passed. Dawn asked Jenny if the lighting ordinance is only for businesses or homes also. Jenny said both. John asked Peter to check on the used car lot on Moosehead Lake Road.

**Adjournment:** Jenny moved to adjourn. Joanie seconded. Adjourned 5:59. Approved 5-0.