

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
February 22, 2021

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, Jonathan Boynton, Secretary, Noel Wohlforth; Lurline Arco; Joanie Withee

ABSENT: Jenny Ward

ALSO PRESENT: Bill Ethier (Code Enforcement Officer)
Mike Roy (Town Manager)

Meeting Called to Order: 5: 01 p.m.

Guests: Chris for Boyle Associates, Melissa Carrier – Gypsy Soul Nutrition, Scott Bendtson and Blue – Threshers Brewing, Gwen Hilton

Motion: No Minutes were presented. None to approve. (Jonathan would like to speak to the Board after the meeting regarding the Minutes.)

Adjustments: None

Conflict of Interest with any agenda item by Board members: Lurline has a conflict with Item #7 on the Agenda.

Report from CEO: Report covering week of 2/8/21 - 2/19/21. 31+ inquiries via phone/e-mail/office visits. 2 site visits. 4 permit applications. 4 permits issued. Permits issued through 1/22/21 totaled 10. Highlights: Shoreland Tree Cutting Permit Application fee of \$50 was approved by the Select Board and Marijuana Licensing Ordinance and Marijuana Uses in the Village Commercial was approved at the Special Town Meeting. Noel wanted to know where the possible car wash would be located. Bill did not want to reveal at this time, only inquiries. John asked about the public sewer – Bill – there was some work on a drain and the homeowner thought it might be backing up into his house. Referred to Dan Daigle. John wanted to know about the Wetland question at the Greenville Steam Plant. Bill – the Steam Plant wanted to know where

their wetlands were. Sent a map depicting same but more information needs to be provided by the DEP

Action: Need to Address:

- Review Conditional Use Permit Application for Melissa Carrier – Gypsy Soul Nutrition. John read the 18 Permit Review Criteria questions. An additional condition was added: any and all permits will be given to the CEO before Gypsy Soul Nutrition can open. Jonathan made a motion to approve the permit with conditions. Joanie seconded. 5-0
- Review Conditional Use Permit Application for Aaron Sarnacki-Threshers Brewing. Bill wanted to know if the Board wanted a Public Hearing. Joanie wanted to know if letters were sent to abutters and if anyone responded. Bill said no one contacted him. The notice for Conditional Use is only sent to abutting property owners. If there is a Public Hearing, letters must be sent to all abutters within 300 feet. Jonathan wanted to know what the Ordinance says about Public Hearings. Ordinance states that Public Hearings are optional. Jonathan said since no one had objected he is ok not to have one but feels a Public Hearing should be held for all Conditional Use Permits going forward. Bill said that is up to the Board. Noel said he did not think one was required for this particular Conditional Use Permit. John proceeded to read the 18 Permit Review Criteria questions. An additional condition was added: any and all permits must be submitted to the CEO before Threshers Brewing can open.
- Review Conditional Use Permit for Boyle Associates, Solar Energy System. Lurline said since Jenny is not here, she wanted to ask about the lines from the street being put underground. Chris – this is what the utility wants and it is out of their control. It is a request of the utility not the applicant. Jonathan stated that he doesn't believe CMP dictated that the lines needed to be above ground but that the cost is not doable. He has never heard that CMP will not allow it. Chris said this is the design they gave us. They have been overly accommodating and at this point it is not fair and unreasonable. John – when Jenny first brought this up, he went and looked at where the poles would go and does not feel these three or four poles will adversely affect the view we currently have. Noel – any more information on whether CMP will accept or not accept these projects. Chris – from their initial letter, quickly retracted their original letter. Bill wanted to know if tangible assets become a part of our Notice of Decision. Bill asked Jonathan his opinion if this should be included. Jonathan said it should not be included since we have no standard but be reasonable with it. This is a conversation for the Select Board. Bill – solar projects like this one are deemed to be tax exempt and the Town can be reimbursed by the State up to 50% of the assessed value. I have sent this to legal for review and after their review, this could be removed. John proceeded to the Findings and Conclusions. Jonathan asked about moving the start date out to prevent derogation of the soil. Gwen said page 12, line 1 of the decision document addresses this issue. Chris – would like to start earlier when the ground is still frozen which will allow tree removal and limit erosion. No further comments, John continued with the Findings and Conclusions. Jonathan asked that plantings must survive through two growing seasons as an additional condition. No further comments, based on the findings and facts, conclusions and conditions of approval set forth

in the Application, Greenville Planning Board concludes that Dimensional Renewal Energy has demonstrated that CSGLLC Solar Project will conform with the Land Use Ordinance for the Town of Greenville and the Greenville Solar Ordinance. Approved 5-0.

- Pre-permit meeting with Lurline. Needs a Conditional Use Permit for wood processing operation on her property at 48 East Road. John asked Lurline to explain what the wood processing is about. Lurline said they have an empty parcel of land. Joe Richards would be bringing tree length wood, cut it and remove it. Bill said that Joe came and asked if he needed a permit. I didn't think he did but in speaking with our former CEO, he said that a Conditional Use Permit was required since it is a business and he is processing wood. Joe brings in tree length wood, cuts on site, and removes it. Jonathan said the biggest issue that he can think of is noise and Lurline should think about it. Bill said mud had been brought out onto the road and has already spoke to Lurline about rectifying that. Jonathan – would you need to put in a construction entrance so trucks do not bring mud onto East Road. Joanie – is there any waste product we need to worry about. “Lurline – the only thing is wood chips. We would get a fire permit and burn the chips. Bill – would this be a year-round operation? Lurline – I believe so. John read the Application Requirements for Conditional Use Permits. Under item #17, per Jonathan, a sketch of where the operation will be on the lot. Under “Other”, plan for mud removal from road – safety hazard mitigation.

Old Business: None

New Business: Jonathan apologized for being behind on Minutes for the last three meetings and will do everything possible to have them for the Board at our next meeting.

Items for Next Meeting March 8, 2021: Bill – there is a woman who owns a subdivision at Moosehead Isle Estates. She wants to do an adjustment and would like to know what she needs to do. Jonathan – will she be moving existing property lines? Bill – yes. She actually is the landowner and wants to make minor changes.

Adjournment: Joanie motioned to adjourn at 7:11 p.m. Noel seconded. Approved 5-0.