

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
February 27, 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: 5:01 p.m.

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

MEMBERS VIA ZOOM: Maureen Hopkins

MEMBERS ABSENT: None

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

GUESTS: Stacey Duncan, Joe DiAngelo

GUESTS VIA ZOOM: Shelia Grant (Eastern Gazette), David Goodwin, Marilyn Goodwin

John noted that we still have a vacancy for another Alternate.

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

Minutes: February 13, 2023, were presented by John

Motion made by: Jenny moved to approve the February 13, 2023, Minutes

Seconded by: Noel

Motion passed/failed: Passed 5-0 (via roll-call)

Adjustments: None

Report from CEO: Ron reported on the period from 2/14/23 to 2/27/23. Ron has not written any permits in the past two weeks but continues to work on 911 addresses and updating existing properties using the State's Geolynx Server. Ron spoke to approximately twelve landowners regarding their properties, and they will be mostly new homes. Jenny asked Ron if he followed-up on any outstanding permits. Ron visited the properties he could get to, and most are complete.

Action Items Needed to Address: None

Old Business:

- John asked Maureen if she had an updated draft on the telecommunications ordinance. Maureen said she did not finish the section regarding towers. Maureen said she had a couple of questions the board should think about. Are there zones that are not appropriate or prohibited or any zones in Town where you don't want them? Are there any zones that would not be a Conditional Use but more an administrative approval? John asked if any came to mind. Jenny asked if Maureen knew of any towns, similar to ours, that have done this and we can use as guidance. Maureen did not know of any since our Town is unique since there is so much shoreline. Maybe Belgrade or Belgrade Lakes. Maureen said you would want to keep towers out of the downtown area and scenic resource. Would probably would want to permit in industrial or commercial zones. David asked Maureen, since he is new to the Board, if she was an attorney. Maureen, yes. Currently working for an internet company but has worked in the telecommunication industry for twenty years. Maureen said the State of Maine has a very good template for towers which she has been using. John said that between now and our next meeting, we need to think about where towers would or would not be permissible. Maureen said she is planning on finishing up this weekend and have a draft for the next meeting.
- John said our next order of business concerns us directly. It was suggested at our last meeting, by Ron, about moving our meetings from Mondays at 5:00 to Wednesdays at 5:00. Ron said he spoke with some of the Select Board members, Newt, Richard and Bert, who did not have a problem and would probably attend the Planning Board meetings. Jenny stated that would give us a hard stop. She is not against it, but we would need to be able to continue with our meeting. David asked if we can anticipate this happening. John, yes. If we have a special meeting from 5:00-5:30, that will give our regular meeting only one hour. Recently, meeting have been running less than an hour and even sometimes cancelled, but there are times that we need the extra time. As Chair, it would be at the back of my mind that we are running out of time. You don't want to cut people off. Jenny said when she first came on the board some meetings were running two and one-half to three hours. We had too much on the agenda and needed to cut back. John asked what we would like to do. Lurline said she willing to try but agreeing with Jenny that the Select Board would need to agree to push meeting back if necessary. Noel said he has been on the Planning Board for approximately fifteen years. We have changed dates, times, etc. but have always come back to where we were but let's see if it works. John said the Select Board meets this Wednesday and will bring up under the Public Comment section to see what they think.

New Business: We have with us Stacey Duncan and Joe DiAngelo who are going to give us an initial briefing on the Tumbledown Acres Subdivision. Joe said that Stacey purchased the property at 2 Varney Road which consists of approximately 27 ½ acres. The reason for the purchase was to provide house for her employees. Stacey is looking to subdivide the property into 12 lots. One lot would consist of where the existing house sits. The preliminary work has been done – survey, preliminary plot plans, soil work is complete. John said this is the initial meeting. Jenny asked if the purpose of the purchase is to provide housing for your employees and to sell the remaining lots. Stacey-yes. John asked if her intention is to sell for homes, RVs? Stacey – single family homes. John noticed on the maps provided, that there is a cul-de-sac at the end of the road. Is that sufficient space for firetrucks, first responders to turn around? Joe said he would check into that. Jenny asked if there were restrictions on the property due to its approximation to the airport, height? Joe, yes but the property slopes down and doesn't think there would be a problem. John asked what is there now. Stacey – all wooded and the plan is to keep substantial vegetation between each lot. Covenants require ten feet of vegetation on each side. John asked if there were any other questions. Hearing none, he said we need to decide on whether we want to do an on-site inspection. We have thirty days from tonight. Jenny said it is important for her to see even if covered in snow and wooded. John asked Ron to set up the inspection. Jenny asked if there would be septic and wells on each lot. Stacey – yes and power will be poles. John – we will have our site inspection and hopefully your application will be complete. At our next meeting we can then review.

Items for Next Meeting:

- Tumbledown Acres Subdivision.
- What zones we would or would not permit telecommunication towers.

What's on Your Mind: David said he is listening and learning and will pass. Noel – in light of the recent railroad accident in Ohio, wanted to know, since the tracks are so close to the lake, are there any devices that read if there is a problem with the tracks. Noel said that in the past, tar sands oil were coming out of Canada and coming through Greenville. Also said that he was told that the railroad is way over insured. Sounds good, but is it? Mike said that he wasn't the only one that inquired about the same thing. Mike said he referred this to the County EMA director. John had forwarded to the Board a link to an article from Conway, New Hampshire regarding a mural that the local art students painted on a blank space above a donut shop. There were no words but the mural has donuts on it. The local code enforcement officer declared it to be a sign since donuts were on it. The mural is approximately 96 square feet, and their limit is 21 square feet. John said it is going to federal court. Jenny wanted to know what our sign ordinance said. John said he believes we are covered and read Section 11 on Signs from our Ordinance. John said the Family Market Place has a sign that meets our code. On the pump house there is a mural which is about the State of Maine and has nothing to do with the market. Jenny wanted to know if we have limits on murals. For example, if the Shaw Block Building wanted to paint the entire side of the building. Ron said it must be a harmonious fit. Lurline noted that the Town of Greenville Board and Committee Application needed to have “own” changed to “one”. Also wanted to know if the two large holes at the bottom of Eleventh and Pritham could be filled. David said his daughter hit those

holes which caused his front tire to go flat. Mike said he would ask the State if they could fill it for us. Maureen no.

Adjournment: Noel motioned to adjourn. Jenny seconds. Adjourn at 5:37. Passed 5-0 (via roll-call)