

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
February 8, 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 (via zoom), Noel Wohlforth (via zoom); Lurline Arco; Jenny Ward (alt.) (via zoom). Jenny will have voting privileges in Joanie’s absence.

ABSENT: Joanie Withee

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

GUESTS: Jason Simpson, Scott Harding, Chris Byers of Boyle Associates

GUESTS VIA ZOOM: Wayne Noyes, Gwen Hilton,

Meeting Called to Order: 5: 00 p.m.

Minutes: Pending receipt of December 7 and 14, 2020, January 25, 2021

Motion: Jenny motioned to approve the January 25, 2021 Minutes. Seconded by Noel. Minutes approved with corrections 5-0. Jonathan and John abstained since they were not present. Approved 3-0.

Adjustments: None

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

Report from CEO: Report covering week of 1/25/21 - 2/5/21.

Action: Need to Address:

- Conditional Use Pre-Permit Application meeting with Scott Harding who is proposing to build commercial self-storage units located at 40 Moosehead Lake Road. Self-storage facilities are not allowed on his property where his real estate office is located (Downtown

District 2) and will require a Conditional Use Permit in the Village District, where the house next to the real estate office is located. All Members agreed not to allow a self-storage unit in the Downtown District 2. John read the Application Requirements for Conditional Use Permit. Under "Other", additional requirements were:

- Driveway Entrance Permit has been received from Maine DOT and a copy provided to the CEO
- Owner will need to apply for and receive a NRPA Permit from Maine DEP for any activity within 75' of stream
- If owner installs outdoor lighting or external signs, will adhere to standards found in Land Use Ordinance for the Town of Greenville, amended 2019

Members approved going forward to obtain a Conditional Use Permit

- Conditional Use Pre-Permit Application meeting with Jason Simpson from Ware-Butler. Ware-Butler purchased Moosehead Cedar Log Homes and is proposing to use the property in the Industrial Park to establish a Ware-Butler Building Supply retail location. John asked if there would be a show room. Jason-no. Not planning on adding any additional buildings at this time. Keep as is. Jenny is there any type of clean-up? Jason there are some pallets and are in the process of chipping up logs that were left. John read the Application Requirements for Conditional Use Permit. Jenny wanted to know if fencing would be installed around complex for security. Jason – there is currently a gate across the road and they are not intending to install any fencing. Jonathan inquired about signage. Jason – there currently is a sign there and they intend to use that for their business.

Members approved going forward to obtain a Conditional Use Permit.

Regular meeting paused for Public Hearing at 6:00 p.m.

PUBLIC HEARING

6:00 P.M.

Public Hearing on Boyle Associates Conditional Use Permit Application for a proposed solar development located at 166 Moosehead Lake Road.

Chris Byers gave an overview of the project. He noted that there is a buffer that runs along Moosehead Lake Road which they intend to keep. Trees will be removed and the stumps ground down and area will be smoothed out. They will then drive posts into the ground which will support the steel racking which the solar panels are attached to. Grass will grow under the panels which will be used to maintain storm water. The area will be protected by an eight-foot agricultural fence which has wooden posts driven into the ground without use of concrete. We use a durable mesh which is to keep out large wildlife. We prefer to use this instead of chain-link, it looks a lot better. We are trying to help Mainers save money on their electrical bill. This project is for Mainers only and will not be shipped out of state. Greenville residents can participate by signing up. These are new policies and rules that went into effect June 2019. Jenny stated she is concerned about the four poles that will obstruct the view of Burnt Jacket. Is there anything the developer can do to make those poles go away? Chris – doesn't know how to improve. We don't have a lot of options

with CMP. Jonathan – there has been a lot of discussion about putting phase three power underground. Chris – we asked if we could run the poles parallel to the road instead of perpendicular and CMP said no. John stated hearing no further comments, the application will be brought up at our next meeting on February 22nd. Public Hearing adjourned at 6:25.

Items to address if time allows: Review revised Shoreland Tree Cutting Permit Application. Bill said you do not need a permit to remove damaged or dead trees but do need to consult with CEO before removal. Did raise the permit fee to \$50 for thinning of trees. I am not an arborist so the burden falls to the homeowner to get a letter from an arborist stating that a tree is dead, diseased or storm damaged. I want to educate them that they can be removed without a permit but there is a process. No further questions/comments, it was recommended by the Board that the tree thinning fee be raised to \$50. Lurline motioned and Noel seconds. Approved 5-0. Bill will bring to the Select Board for approval.

Old Business: John inquired about the used auto/junk yard. Bill said he will follow-up

New Business: None

Items for Next Meeting February 22, 2021:

- Review Conditional Use Permit Application for Gypsy Soul Nutrition
- Review Conditional Use Permit Application for Threshers Brewery
- Possible vote on Boyle Associates Conditional Use Permit for solar development project on Moosehead Lake Road

Adjournment: Jenny moves to adjourn. Lurline seconds. Approved 5-0.