

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
January 10, 2022

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, Noel Wohlforth, Maureen Hopkins (Alt. 2)

MEMBERS PRESENT VIA ZOOM: Jenny Ward

MEMBERS ABSENT: Joanie Withee, Dawn Holbrook (Alt. 1)

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

GUESTS: George Friedlander, Gerald O’Neill, Wayne Noyes, Steve Hardy

GUESTS VIA ZOOM: Shane Hyde, Dan Gillan

Meeting called to order: 5:00 p.m.

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

Motion made by Noel to accept the December 13, 2021 as written with any corrections

Seconded by Lurline

Roll call 5-0

Adjustments: Ruff Housin’ Doggie Day Care was postponed

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

Report from CEO: Peter reported on the period of 12/11/21 - 1/10/22. Highlights during this period included the building of a commercial garage by Moose Isle Construction on Map 7 L3 Steam Plant Road. Year-to-year comparison of permits issued to date: 2021 – 182, 2020 – 32.

Action Items:

First Item: Hammond Lumber Conditional Use Permit. Just received information tonight. We will not be able to make a decision this evening. Steve said there are three changes from the original packet – Water District letter, Sanitation District letter and light fixtures. We should have everything on the itemized list. Peter asked Jenny what the requirements are for lighting. Jenny said lights have to be 3000K or less. John inquired about the landscaping pictures at the end of the packet. Steve - we don't have any Greenscape area so adding the concrete planters on the street side will allow us to have the green space we are looking for. John said we will need time to review and the next meeting we'll have a vote. Steve also presented a sample of the siding they will be using. Want to stay with the historic look. Want to stay with that warm home look and not an industrial look.

Second Item: Ember Gardens, EGBW LLC, Adult Cannabis Conditional Use Permit. Gerard – I will be living here for 5 years this March. We were Backwood Farms and sold vegetables and flowers. We now want to sell adult use and recreational marijuana. Gerard explained the layout of the farm. They want to put an additional building inside the existing barn that will house their lab and genetic testing. Phase II and III will expand greenhouses to the maximum of 20,000 square feet, keep the store and keep the indoor lab and genetics area. John asked about security. We will have security camera and will be monitored by Seacoast Security. Mike asked about fencing. We will have chain linked fencing and will be planting ivy to grow and cover fence. Want to keep it organic and have nice curb appeal. Want to keep the store like a farm stand type of experience. Very simple operation. Everyday products removed and locked in a vault. Jenny asked about their timeline. Gerard – by April 2022, would like to have the barn, stored filled out and have plants ready to go into the ground. By the end of 2022, would like to begin second greenhouse. We will always stay at 20,000 square feet as allowed by the State. Outdoor grow will reduce in size as greenhouses come on line. The farm house will house the office and a cafeteria with seating for 10. There is a lot of information and we are available at any time. What is the next step? John – we will review the criteria to make sure all bases are covered and meet what is required in our Ordinance. Then we schedule a Public Hearing. John read the Permit Review Criteria. Maureen asked if the additional criteria from the marijuana ordinance was included. John included the criteria of the marijuana ordinance into the Permit Review Criteria. The Public Hearing will be scheduled at our next meeting on January 24, 2022 at 5:00 p.m. Our regular Planning Board meeting will follow at 5:30.

Third Item: Ruff Housin' Doggy Day Care – postponed.

Old Business:

- Town of Greenville Board and Committee Application: This form will be used by all the Town's committees. Jenny – based on John's comments, first time appliers will have directions regarding the drop-down box and will also add the Budget Committee and Appeals Board. John - is there a limit on how many words. Jenny - the way the form is

set up, the square is the space. John – once changes made, I will present to the Select Board. Jenny – there may be other items from other Boards that need to be included that she is not privy too. John – this is a living document and is subject to change.

- **Planning Board Establishment Ordinance:** Maureen – there was only one change to the suggested language, everything else is in the By-Laws. John – would like to see one more time.

Items for Next Meeting (1/24/22):

- **Hammond Lumber Conditional Use Permit**
- **Ember Gardens Public Hearing**
- **Planning Board By-Laws and Ordinance**

What's on Your Mind: Everyone passed

Adjournment: Noel motioned to adjourn at 5:57. Maureen seconded.