

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
January 23, 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: 5:00 p.m.

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

MEMBERS VIA ZOON: Maureen Hopkins

MEMBERS ABSENT: Jenny Ward

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

GUESTS VIA ZOOM: Stuart Hedstrom (Piscataquis Observer)

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

Minutes: December 19, 2022 were presented by John noting they also included a Public Hearing.

Motion made by: Noel moved to approve the December 19, 2022, Minutes with corrections.

Seconded by: Lurline

Motion passed/failed: Passed 4-0 via roll-call

Adjustments: None

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

Report from CEO: Ron reported on the period from 12/17/22 to 1/20/23. There were two new permits issued during this period. One for a single-family home and one for a shed. Things have

slowed down. Ron continues to assign 911 addresses to new properties and updating existing properties using the State's Geolynx Server. Ron stated that he has passed a couple of certification exams for the CEO position. John asked how you get a 911 address. Ron – just by using your street address and the mapping software.

Action Items Needed to Address: None

Old Business: None

New Business:

- Review of application to the Planning Board. Ron asked if the Planning Board voted on this. John – no. This is a new procedure for us, about two years. John asked Ron if the applicant came in and spoke with Ron. Ron – yes. John asked Mike to give the application to the Select Board with our recommendation.
- Upcoming meeting with the Northern Forest Society in relation to workforce housing. John said the Northern Forest Society is exploring investing in Greenville for workforce housing on Spruce Street. The property is owned by Moosehead Lake Region Economic Development Corporation. Northern Forest Society have undertaken projects like this in other parts of the State. They are coming to Greenville between February 1 – February 3. Ron and I will be meeting with them on February 3rd at 10:30. John will explain what the process is for the Planning Board and provide them with a hand-out regarding the six-steps including pre-planning meeting. Ron will also advise them on what is required. Noel stated that his came before the Board before, years ago, and it was big-time, and then just faded away. John said this is just a preliminary meeting, informational, and does not short-circuit the Planning Board.

Items for Next Meeting: John asked Ron about applications for subdivisions. Ron said there are two applications for subdivisions. John asked Maureen if she would be able to have a draft of the telecommunication for the next meeting. Maureen-yes.

What's on Your Mind: John-no. Lurline wanted to know if expiration dates could be put on all permits and noting that any permits reissued must comply with the current Ordinance. Ron said the Ordinance would need to be changed to reflect this. John asked Ron to provide the Board with language regarding expiration of permits especially since there are currently 150 permits outstanding. Noel said he was happy that his sidewalk with plowed but unhappy that every time he shovels out his driveway, the plow truck pushes snow back in. Maureen said she saw that Greenville was awarded a \$2.1 million grant to expand broadband from the Highlands north to Beaver Cove.

Adjournment: Noel motioned to adjourn. Maureen seconds. Adjourn at 5:22. Passed 4-0 via roll-call