

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
July 11, 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 identify the discussions at the meeting.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary (**via zoom**), Noel Wohlforth, Jenny Ward, Maureen Hopkins, Vacant (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: None

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

GUESTS: Paul Whitney

GUESTS VIA ZOOM: Sheila Grant (Eastern Gazette)

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

John noted that we do have a quorum and will be voting by roll-call according to our teleconferencing guidelines.

Minutes: Pending receipt of December 7 and 12, 2020; February 8, 2021, June 27, 2022

Motion made by: Jenny to approve the June 27, 2022

Seconded by: Noel. Jenny abstained.

Motion passed/failed: Minutes of June 27, 2022 approved 4-0-1

Adjustments: Ron – strike Craig Watt Conditional Use Permit for 366 Moosehead Lake Road and add pre-application hearing for Paul Whitney’s project. John asked for a vote by roll call and to be placed under Action Items. Approved 5-0

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

Report from CEO: Ron reported on the period 6/27/22 - 7/11/22. There were 4 new permits issued through July 22nd versus 27 for 2021. Ron noted that we have received payments from CA Dean for their expansion project of \$259.20 and a payment of \$45,715.20 from Greenville CSG LLC's solar array project which is going forward. Ron asked the Board for clarification on what the new CITGO sign be designated. Should it be considered a ground sign or a freestanding sign since size and construction are different. The Board agreed that it should be considered as "freestanding". Jenny asked what LP Permits were and the Cool Bus. Ron said LP Permits are loading permits and the Cool Bus is a minivan parked at the Katahdin Parking Lot for the kids to make snow cones.

Action Items Needed to Address: Pre-application hearing for Whitney's Marijuana at 744 Moosehead Lake Road.

Old Business:

- Small Wireless Facilities discussion. Maureen noted how the internet service was limited over the holiday weekend. John asked who would initiate the installation of the small wireless facilities. Maureen said the contractor for the wireless service in the area. Noel asked if it would cause interference with other things. Maureen said the only interference would be with airplanes. The CB being used would not be problematic with airplanes. Maureen said the frequency being used would be closely regulated. John asked if we should keep this in the back of our minds or move forward with an ordinance. Jenny said it might be helpful to see what other towns have for ordinances. John asked Maureen if she could prepare a sample. Maureen stated she has previously written some and will provide the Board with samples.
- 33 Moosehead Lake CU permit meeting held over for an unknow date

New Business: Pre-application hearing for Whitney's Marijuana. John asked Paul to tell us about his project. Paul stated that he wants to put in a small store with a small cultivation facility. He would like to grow and sell on site. Paul has reached out to the Fire Department to burn down the existing house but needs to have the house first tested for asbestos. On the left side of the field would like to put in a greenhouse, completely fenced in with some type of covering so you cannot see in, and would be completely separate from the store. The greenhouse will have a blackout barrier to control light from escaping but would prefer to use sunlight as much as possible. He will have his own well and septic. No hook-up to the Town. The store will be very simple. There will be glass display cases which will display the product. Customers will not be able to touch the product and all customers coming in will be checked to make sure they are 21+ and not intoxicated. Cultivation facility will be a single greenhouse, tier 3, under 7,000 square feet. Have left room in the fenced in area to try an outdoor grow to see how well it would do in this area and also to save on electricity. If things go well, would entertain a second greenhouse. Put together an operation plan as well as a security plan for the retail store as well as the grow area as requested by the State. There will be security cameras and all doors will be locked to the store as well as the fenced in area. Only people allowed to enter would be employees or authorized people. Will be strictly

using organic fertilizer and compost. Do not want to use any chemical fertilizers. All plumbing and electrical will be performed by licensed professionals. Background checks will be done on all employees. He will be hiring locally. Currently have two employees and will want to increase to approximately seven. He is currently on one lot and does not want to split up the land. Have a conditional license from the State for both the greenhouse and retail store. John asked the Board for any questions/comments. John stated that this is the first step in a six-step process. We will have a site visit. Ron will determine if the application is complete. We will then second Ron's opinion and may ask for a Public Hearing and make a decision after that. John then read the 17 criteria questions for a Conditional Use Permit. Two requirements added:

- Provide all information required in the Greenville Marijuana Ordinance
- Information on odor control

Items for Next Meeting – July 25, 2022:

- Whitney's Marijuana
- 33 Moosehead Lake Road CU
- Maureen will provide a Sample Ordinance
- Telecom Ordinance Review

What's On Your Mind: Lurline passed, Maureen passed, Noel passed. John said that Lurline was approved for another three-year term. Jenny asked Ron if he had any applications for Alternate positions. Ron said no. Jenny said she had read that there was an additional tower in Greenville and wondered why it had not come before the Board. Both John and Maureen said they had read that also. Maureen believes it was just outside of the Junction. Jenny said maybe we should do a review of our telecommunication ordinance.

Adjournment: Jenny motioned to adjourn. Noel seconds. Roll call 5-0. Adjourn at 5:50.