

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
July 17, 2024

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 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, David Case, Michelle Weirich (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: Noel Wohlforth, Brent Ireland

MEMBERS VIA ZOOM: None

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

GUESTS: Rodney Folsom, Jr.

GUESTS VIA ZOOM: None

NOTE: John stated that in the absence of two regular Board Members, Michelle will be considered a regular member with voting privileges for this meeting.

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

Minutes of June 5, 2024 were set aside. Will review at our next meeting.

Minutes: June 18, 2024

Motion Made By: David

Seconded: Lurline

Motion passed: 4-0

Additions or Deletions: None

Report from CEO: Ron reported on the period 6/19/24 – 7/17/24. Ron continues to check the status of permits about to expire to verify progress and to assign 911 addresses, update existing properties using the State’s Geo-Lynx Server, transfer mortgages and deeds to our system and

check property and set-back lines. Ron has worked on 22 permits since the last update. Permits issued to date 61. David asked if the person doing the renovations on the property located on the corner of Mayhew and Oliver Road had a permit. Ron – yes. John asked if Ron has been in contact with the assessors regarding getting new construction on the tax roll. Ron said they would be here at the end of the week and has put aside all specific permits. John spoke with Dale Goodwin, craft fair coordinator, at the July 4th craft fair and inquired how things went. Dale said the Town was great and could not say enough good things about Ron. John asked Ron if it would be possible to add “hot buttons” to the pdf of the Land Use Ordinance’s Table of Contents so that users could click on a title in the Table of Contents and go directly to the relevant page in the Land Use Ordinance instead of having to scroll through the pdf. Ron said that he would talk with Jason Oller about this.

Action Items: Board Members present signed the Skyline Subdivision approval form.

Old Business: None

New Business: Greenville Grove Subdivision. The parcel of land consists of approximately 58.2 +/- acres. Rodney said that he has two abutters that will immediately purchase tracts of land adjacent to their property for privacy. There are a couple of other abutters who are also interested, but nothing set in stone. Rodney said he will be keeping approximately 12 acres to build his own home. John asked if the property is in the Shoreline District. Ron, no just outside. Rodney said there is a section of property on Craft and Birch that would require set-backs for building. John - you are proposing 18 lots. Rodney, no closer to 15. John – will you be extending the roads? Rodney only making North Green accessible to his property. John read the Application Requirements for Subdivision Permits and checked each item required by the Board. John noted that Rodney included the following wording in the Subdivision Application in #6 under Section 8 restrictive covenants to be placed on the deeds: “No mobile homes, no unregistered vehicles in driveway, lots under 2 acres may not be further subdivided lots of 2 acres or more may be split once”. This wording is to be included under Other in the Application Requirements for Subdivision Permits and its restrictions are to be incorporated into the permit. Rodney said several lots are roughly around 4 acres. Wants to keep the area a large private neighborhood. The Board encouraged Rodney to work with Ron to complete the Application. Board Members scheduled a site visit for August 7th, at 4:00 p.m., at the end of North Green Street. Ron will send certified letters to abutters.

Items for Next Meeting: June 5, 2024 Minutes. Site visit on August 7th.

What’s on your mind: David, Lurline and Michelle passed. John said he is scheduled to appear before the Select Board this evening to present our two proposed ordinances to the Town’s Land Use Ordinance, the Accessory Dwelling Units ordinance and Affordable Housing Development ordinance which will bring us in compliance with LD2003. If approved by the Select Board, we will need a Special Town Meeting for Town approval. At a future Select Board meeting, Ron will be speaking about fence permit fees as well as the Town’s overall fee structure, which has not been reviewed in years.

Adjournment: David motioned to adjourn at 5:49. Michelle seconds. Passed 4-0