

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
July 19, 2023

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

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: Maureen Hopkins

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

GUESTS: None

GUESTS VIA ZOOM: Esther Ireland, Brent Ireland

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

Minutes: July 5, 2023

Motion Made By: Noel moved to accept the July 5, 2023 Minutes

Seconded by: David

Motion passed/failed: Passed 5-0 via roll-call

Additions or Deletions: Review of Brent Ireland application as an alternate to the Planning Board

Report from CEO: Ron reported on the period from 7/5/23-7/19/23. Ron continues to work on assigning 911 addresses to new properties and updating existing properties using the State’s Geo-lynx Server. Ron also continues to check the status of permits that are soon to expire to verify their progress. Ron has issued 7 new permits. John asked Ron about the violation complaints. Ron said someone complained about a patio being built too close to the shoreline in Rum Ridge. The caller did not leave their name nor where the patio is being built. Ron said he has an idea where it is and will look into it. Noel asked about the concrete barriers on Lily Bay Road. Ron

said there is a lot of misinformation out there on this issue. Noel also asked about the scrolling information on the Holy Family Catholic Church sign. Ron said not scrolling but changes approximately every 3 seconds. John asked when the sign size restriction will be coming into compliance. Ron said John Morrel is working on it. Lurline asked if a permit was issued for the new shed on East Road. Ron said he will look into it. There have been 96 permits issued to date.

Action Items: None

Old Business: Review of the Vendor Ordinance and update on the used car lot on Moosehead Lake Road.

- Starting with the Vendor Ordinance, David said the fees of Brewer and Winslow seem to be in the ballpark. Fees also differed between private and public land. Maureen asked Ron how time consuming it was in issuing these applications. Ron said it was quick and easy, not much involved. Ron noted that Forest Heritage Days people decided not to have vendors since the fees were so high. Ron suggested a special event fee or event coordinator fee. Since the event coordinator carries a blanket insurance policy, maybe that person would pay the vendor fee instead of individual participants. John said a vendor told him Greenville is the only place they pay a fee to the Town. Ron said the vendors pay a fee to the Town plus a fee to the event coordinator. After lengthy discussions it was decided to have a Special Events fee that would be charged to the event coordinator. Possible graduating fees, i.e. so much for 1-20 vendors, 21-50, etc. Mike suggested that we identify special events, i.e., Fly-In, Forest Heritage Days, etc. Mike suggested we move this along since Fly-In is in early September and we will need a Special Town Meeting. John asked Ron to review other towns with special events fees and to get back to us. John noted that there is a Special Events section already in the Ordinance; we just need to expand on it.
- Used car lot on Moosehead Lake Road. Ron said that in 1995, Bob Corsa was permitted to construct a garage with auto repair services. Conditions: operating hours 9-5 or by appointment; no noise after business hours; construct a 8'x 20' wooden fence to block view from the road; maintain natural buffer; no further extension of parking lot; no illuminated sign. A few months later Bob was given another special conditions permit to sell vehicles. Additional conditions included no outside lighting to exceed 100 watts, no lighted sign, no visible junk cars and no plumbing facilities. The only mention of the number of cars were in minutes where Bob thought he would have 3 to 5 cars. Ron noted that Bob is allowed to sell cars, trucks and boats. Noel asked about our options. John said he should be brought into compliance. Ron said Bob's permit could be transferred to new owners on the condition that the new owners agree to the conditions set forth and to bring into compliance. John said he could not find a listing with Folsom's and that they need to know about bringing the place into compliance. Lurline asked if there was any leakage from the junk cars. David asked if DEP could be notified. John said the neighbors have a well. Ron is going to ask Ted and Dawn to get their well tested.

New Business: Alternate to the Planning Board. The Board reviewed the application of Brent Ireland. John noted that we do not appoint members it is up to the Select Board. John asked Brent if he had anything to add. Brent, not at this time. David motioned that we move forward to

recommend Brent to the Select Board. Noel seconded. Passed 5-0 via roll-call. John said if the Select Board agrees, you will become an alternate member. You are welcome to contribute and attend meetings and in the absence of a member, you can vote.

Items for Next Meeting: Town Vendor's Ordinance Special Events, used car lot Moosehead Lake Road, Mr. Ireland as an alternate.

What's on your mind: Maureen, David and Lurline passed. John said he attended the Maine Public Radio/TV Station event in Greenville on July 11th which was well attended by between 30-35 residents. The CEO, IT Director and several staff members were there. When funds became available from the State, they applied for an additional transmission license. Since the northern part of the state is so underserved, they were granted seven. They would like to put a telecommunications tower in Greenville on the Edmondsons' property right next to an existing tower. Coming south from Greenville, you would not see it. John believes they said it would be shorter than the existing tower. They have not signed anything with the owners of the property. There was no timeline. Maine Public is the only provider in the state for emergency broadcasting transmissions. Mike believes they want to expand from Monson up to Toe of the Boot. They will be getting Federal funding for the project. Since the telecommunications was passed at the June 5th meeting, John gave them a copy of our ordinance and explained the Planning Board's 5-step process. Maureen said once they file with the FAA, they will get the permissible height, lighting and marking. Noel said he is still struggling with the issue of short-term rentals. There is one in the Highlands where he would never have expected one. John noted that Belfast is hiring someone to review this issue. John noted that Waterville has a form for short-term rentals which asks for the name of the owner, name of DBA, how long have you been doing short-term rentals, state license number and building, if any, approved by the fire chief. There needs to be a registry of short-term rentals, but first we need to determine where they are. Mike suggested we invite someone from other towns to come and explain their process. John said he will get in touch with Jonathan Boynton, former Planning Board member and now Belfast's city planner, to see if he would like to attend.

Adjournment: Noel motioned to adjourn at 5:43. David seconds. Passed 5-0 via roll-call.