

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
July 5, 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.

John stated that after the Annual Town Meeting it is customary to elect a chair and secretary for the Planning Board. David nominated John for the position of Chair and was seconded by Noel. Passed 4-0. Noel nominated Lurline for the position of Secretary and was seconded by David. Passed 4-0.

Meeting called to order at: 5:05 p.m.

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

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

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

GUESTS: Esther Ireland

GUESTS VIA ZOOM: Sheila Grant (Eastern Gazette)

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

Minutes: May 17, 2023

Motion Made By: David moved to accept the May 17, 2023 Minutes

Seconded by: Noel

Motion passed/failed: Passed 4-0-1

Additions or Deletions: None.

Report from CEO: Ron reported on the period from 5/18/23-7/4/23. 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 issued 40 vendor permits for the July 1-2 fair. Ron is learning a new database for the CEO report and will eventually be posting it to the website. David inquired about what was being built at the old McDonald site. Once completed, the rear of the building will be for storage and the front half will be a store front for lease. John noted that the Holy Family Church digital sign was operating and asked when the sign would be put into compliance. Ron said he spoke with Joe D'Angelo and they were in the process of getting the sign into compliance.

Action Items: Appointment of Board Officers moved to beginning of meeting.

Old Business: None

New Business: Vendor's Ordinance. Dale Goodwin approached Ron regarding the current fee schedule. The amount is high, and some vendors will not attend the fairs. Ron provided the Board with Vendor fee schedules from different towns for comparison. The Board will review same for their next meeting.

Items for Next Meeting: Possible revision of Town Vendor's Ordinance. Review of used car lot on Moosehead Lake Road.

What's on your mind: Maureen and Lurline passed. Noel said he has now received his third call from a speculator regarding the sale of his house for a short-term rental. Noel also stated that the house that is located two-doors down from him, that is a short-term rental, was used over the July 4th holiday. The partying went late into the night. The parking lot was full of cars and ATV trailers. This brought up the discussion of how many homes are now short-term rentals and the lack of supervision and the need for some type of regulation. John said all our Ordinances were passed at the Annual Town Meeting. John also attended the June 29th meeting at the Bartley Center hosted by LUPC. The meeting was about short-term rentals in the Unorganized Territories. The meeting was well attended by approximately 35-50 people. LUPC would like to get regulations put into place. For example, owners would have to provide information regarding the capacity of the house, how many people would be there, emergency phone numbers, etc. David asked John about his meeting in New Hampshire with the Northern Forest Center. John said the Center's Spruce Street project for workforce housing is still in the planning stages. The Hospital is no longer involved in this project, so they are now working with a 5.5-acre plot.

Adjournment: Noel motioned to adjourn at 5:41. David seconds. Passed 5-0.