

**SITE VISIT**  
March 13, 2023  
Tumbledown Acres Subdivision  
Varney Road  
Greenville, Maine

On March 13, 2023, at 4:00 p.m., Planning Board Members John Contreni, Lurline Arco, Maureen Hopkins, David Case and Code Enforcement Officer Ron Sarol, did a visual site visit to the proposed Tumbledown Acres Subdivision located on Varney Road, Greenville, Maine, since the property was too wet to walk. Noel Wohlforth visited the site earlier in the week. The meeting lasted until approximately 4:15.

Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
March 13, 2023  
Minutes

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:** 5:01 p.m.

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

**MEMBERS ABSENT:** None

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

**GUESTS:** None

**GUESTS VIA ZOOM:** Sheila Grant (Eastern Gazette)

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

**Minutes:** February 27, 2023, were presented by John

**Motion made by:** Jenny moved to approve the February 27, 2023, Minutes

**Seconded by:** Noel

**Motion passed/failed:** Passed 5-0 with corrections.

**Adjustments:** John added, under action items, further discussion of the Tumbledown Acres Subdivision. Lurline moves to accept and Noel seconds.

**Report from CEO:** Ron reported on the period from 2/28/23 to 3/13/23. Ron has issued two demolition permits, one for the fire station and one for the old McDonald's building. Also, two permits for new homes. Ron checked on properties with soon to expire permits to verify progress. Ron continues to work on 911 addresses and updating existing properties using the State's Geolynx Server. Jenny asked Ron if there was anything in the permits that refer to lighting. Ron said he will make sure, going forward, that he informs people about the lighting ordinance. Jenny offered to put together a packet to include with each permit.

**Action Items Needed to Address:** John stated that there was a pre-application site visit to the Tumbledown Acres Subdivision earlier today. Ron said the application is not one hundred percent complete. There was a discussion as to whether we should have a Public Hearing. Ron said there are only 3 to 4 abutters and he would reach out to them by telephone, and if there is an issue, we could hold a Public Hearing. Jenny said a Public Hearing would give other people, who are not abutters, the chance to ask questions and to provide that opportunity. John stated we will wait for the application to be complete before we decide.

**Old Business:**

- John thanked Maureen for putting together the Wireless Telecommunications Ordinance. Maureen said she has made a few changes based on comments from the last meeting. Lighting should be totally shielded and poles will be brown. Two types of modifications to towers, substantial and not substantial. For not substantial change, the application should be reviewed by the CEO for review and approval. For substantial change, the application should come before the Planning Board. John asked for questions and comments. David wanted to know if there will be a lot of poles. Maureen said she would foresee maybe three or four in the downtown area. John asked about #19 (a) and (b) on page 3. Maureen said it was to make the distinction between small cell towers and towers. John also asked the members about which districts towers would be allowed. Jenny said we should not allow anymore then what we have now. John - what you are saying we should not allow new telecommunication facilities in Greenville or Greenville Junction. Maureen stated that outright prohibition might not be good. Jenny – Greenville is in a valley surrounded by mountains. All the high places have been used. We should protect the vista. John – what about the industrial/commercial district? Mike there is one already there. David wanted to know if we have a Town Attorney to ask about the legality, since Jenny wants to prohibit and Maureen feels that may not be legal. Maureen said if allowed

in a certain district, we could review against carefully adopted standards. If it impairs the vista, we could deny on that criterion. Jenny said we are not denying, they already have towers here. John felt we have reached an impasse. If we deny, we don't need the ordinance. Maureen said she will find out about outright prohibition and get back to us. John asked about Abandonment. If the facility is abandoned, the owner of the tower, not the landowner, has 60 days to remove the facility at their cost. Maureen said that a surety bond will be required. John is glad we are being proactive. It was suggested that a blanket statement should be put into our ordinance in case something comes up that we have not considered allowing us to fully investigate before considering. John – we will put this over to our next meeting.

- John said the new expiration date on signs was approved by the Select Board and will go before the Town in June.
- John said spoke to the Select Board about moving our meeting to the same night as the Select Board meetings. John stated that the Planning Board had sixteen meetings in 2022 and only four ended past 6:30. Only one Select Board member was not enthusiastic about it. Maureen moves to change the Planning Board meeting to the first and third Wednesdays of the month, the same nights as the Select Board meetings. The first meeting is April 5<sup>th</sup> and the next April 19<sup>th</sup>. Jenny seconds. Passed 5-0. If it does not work out, will move back to the first and third Mondays.

**New Business:** None

**Items for Next Meeting:**

- Tumbledown Acres Subdivision
- Discuss Wireless Telecommunication Ordinance
- Conditional Use Permit and Building Permit – Craig Watt

**What's on Your Mind:** Jenny, Maureen, John and Lurline passed. Noel asked what could be done about the potholes in the entrance and exits of the Post Office and the Camden Bank. Mike said they are on Lily Bay Road, which is a State Road. Mike said maybe Noel could speak to the Post Office to see who is responsible or maybe the landlord.

**Adjournment:** Noel motioned to adjourn. Maureen seconds. Adjourn at 5:50. Passed 5-0