

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
March 14, 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 generally identify the discussions at the meeting.

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

**MEMBERS ABSENT:** Joanie Withee. In Joanie’s absence, Dawn will have voting privileges

**ALSO PRESENT:** Mike Roy (Town Manager)  
Peter Leathers (Code Enforcement Officer)

**GUESTS:** None

**GUESTS VIA ZOOM:** None

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

**Minutes:** Pending receipt of December 7 and 12, 2020; February 8 and 22, 2021

**Motion made by:** Noel made a motion to approve the February 28, 2022 Minutes

**Seconded by:** Jenny

**Motion passed/failed:** Minutes of February 28, 2022 approved 5-0

**Adjustments:** None

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

**Report from CEO:** Peter reported on the period of 2/28/22 - 3/14/22. Highlights for this period include Mr. Franze enlisted Rod Falla to help him clarify what the issues are. Mr. Falla contacted the DEP and we set up an appointment on April 26 with Mr. Franze, Mr. Falla, Dawn Hurd, John Cullen and myself to walk the site and go over the violations so Mr. Franze understands more fully what he needs to do. Working with the State evaluating potential burning of hazardous buildings

that the fire department can practice with. The houses are unoccupied and need to be tested for asbestos. Issued two new permits. Permits issued to date: 8

**Action Items: Lighting Ordinances: Outdoor and Signage.** Jenny presented updates on Section 17. Outdoor Lighting and Section 11. Signs. Discussions ensued regarding additions, deletions and clarifications. Peter said he would prefer that the Sections be clear, precise and direct so there are no questions as to what is required. After lengthy discussions, Jenny will update each Section so that the Board and can take another look at it. John will then present the requested changes to the Select Board. Once the Select Board approves the changes, it will need to go to the Town Meeting in June since they are changes to the Town Ordinance.

**Old Business:** None

**New Business:** None

**Items for Next Meeting (3/28/22):**

- 33 Moosehead Trail Pre-Permit Condition Use – office over retail

**What's on Your Mind:** Maureen, Lurline and Dawn passed. John will be presenting our Establishment Ordinance and By-Laws to the Select Board on Wednesday. Noel spoke with Dan, our engineer, about the sunken manhole at the junction of Moosehead Lake Road and Pritham Avenue who assured him that the correct risers will be installed once weather permits. The State originally put in the wrong ones. Jenny said that John Cobb will be installing new lighting at the gymnasium that will make it dark sky compliant. Also, a donor has come forward and will make it possible that the two antique light fixtures on the front of the school will work. We will put in amber lights and they will be used on special occasions.

**Adjournment:** Jenny motioned to adjourn at 6:41. Noel seconded. 5-0.