

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
March 6, 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 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, David Case, Brent Ireland, Vacant (Alt. 1), Vacant (Alt. 2)

John noted that there are vacancies for the Alternate 1 and Alternate 2 positions. If you are interested, you can apply on the Town’s website.

John said he has reached out to Jonathan Boynton but has not heard back, regarding short-term rentals.

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

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

GUESTS: Emily Patrick, Aaron Crossman

GUESTS VIA ZOOM: Joe Finn

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

Minutes: February 21, 2024

Motion Made By: David moved to accept the February 21, 2024 Minutes

Seconded by: Noel

Motion passed/failed: Passed 4-0-1

Additions or Deletions: None

Report from CEO: Ron reported on the period from 2/21/24 – 3/5/24. Ron continues to check the status of permits about to expire to verify progress and to assign 911 addresses and update existing properties using the State’s Geo-Lynx Server, transfer mortgages and deeds to our system, work on the Affordable Housing Density and Accessory Dwelling Unit changes to the Land Use Ordinance as well as assist Sally with the Red Cross Beach Project. Ron has the following permits on his desk awaiting payment and/or pending: 7 new family homes, 1 subdivision, 1 tree cutting permit and 1 vendor permit. To date, no new permits have been issued. John asked what the vendor permit was for. Ron said it is for an ice cream cart, Scoops on Wheels, that Joe Durgan would like to operate in the Junction for the entire season.

Action Items: None

New Business: None

Old Business: Continue Fence Ordinance discussion, continue LD2003 compliance discussion, and if time allows, continue discussion of the extension of the multigenerational overlay district.

Fence Ordinance. The Board was given three documents to review. Title 17: Crimes Chapter 91: Nuisances Subchapter 3: Particular Nuisances, Section 2801 Spite Fences and Title 30-A Municipalities and Counties, Part 2: Municipalities Subpart 3 Municipal Affairs Chapter 133: Fences and Fence Viewers; Municipal Fence Ordinance; and a DRAFT Article VI All Areas Performance and Design Standards, Section 19. Fences. John stated that the information is from the Maine Revised Statutes and believes that the fence ordinance should be placed under Article VI where lighting and signage appears in Greenville’s Land Use Ordinance. The Board went through the DRAFT, paragraph by paragraph, offering suggestions, ideas and concerns. John will provide the Board with an updated DRAFT at the next meeting. John will let the Select Board know that we are working on a Fence Ordinance for the Town.

LD2003 Compliance. Ron provided the Board with an updated draft of Accessory Dwelling Units (“ADU”). Three new items Ron included were “ADUs are not permitted to be short-term rentals” and “ADUs are not permitted in the shoreland-overlay districts” and “ADUs must show a clear design relationship to the primary structure on the property”. John asked if there was anything regarding utilities. Ron said very last line “If an ADU is not on public sewer facilities, then the ADU must meet all Subsurface Waste Requirements of a single-family dwelling”. John asked if the ADU could be hooked up to the primary structure’s utilities. Ron, yes if the landowner agrees and the septic system would support it. Mike said, meaning the number of bedrooms. Ron yes. John asked if we had given any more thought to changing the lot size from 10,000 square feet to 7,500 square feet. David said based on everything that is going on, this is a very good idea. Everyone agreed to change the lot size to 7,500 square feet and to maintain the 15-foot set-back.

Extension of the Multigenerational Overlay District. With the lot size changing from 10,000 square feet to 7,500 square feet, this is now moot.

Items for Next Meeting: Fence Ordinance, LD2003 Compliance

What’s on your mind: David, Lurline, Brent and John pass. Noel asked who is responsible for the Greenville Steam Road. Mike said from Depot Street to Log Home Road, belongs to the

County. The remainder of the road is in an association, and he has been trying for years to get them to repair the road with no luck. Mike said Michael Williams is the County Manager and we should get in touch with him. Lurline said she would call and speak with him.

Adjournment: Noel motioned to adjourn at 6:13. Brent seconds. Passed 5-0