

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 1, 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)

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

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

GUESTS: Michelle Weirich (Alternate #1 in waiting)

GUESTS VIA ZOOM: Carl Chretien

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

Noel moved to accept both sets of Minutes. David seconds.

Minutes: April 17, 2024

Motion passed/failed: Passed 5-0

Minutes: April 24, 2024

Motion passed/failed: Passed 4-0-1

Additions or Deletions: None

Report from CEO: Ron reported on the period from 4/17/24 – 5/1/24. 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, and transfer mortgages and deeds to our system. Ron investigated possible tree cutting violations on Wilson Pond shoreline and Prong Pond. Ron is working on language for the Comprehensive Plan. Ron has sent out letters to abutters for the Rodney Folsom subdivision. Ron has the following permits on his desk awaiting payment and/or pending: 6 single family homes and 2 subdivisions. Ron has issued 19 permits to date. John asked Ron about his updating of existing properties. Wanted to know when new homes/construction hit the assessor's desk. Ron said it could take up to 4 years. Ron said the assessors do one-quarter of the Town each year. Ron said there has been discussion about changing how this is done. Instead of putting files away, create a separate list for the assessors. John noted that there are four new lakeshore homes being constructed on Crafts Road. Ron said that if the assessors see something new, they ask Ron to pull the file. Ron agrees, this needs to be addressed. David asked who does the assessment. Ron said a contracted firm.

Action Items: None

Old Business:

John stated that we have previously adopted the Fence Ordinance but upon preparing the Warrant to be presented to the Select Board, noticed that Paragraph V which states: "V. Applicability to house lots or written agreements. Nothing in this ordinance extends to house lots, the contents of which do not exceed one-quarter (1/4) acre, but if the owner of such lot improves it, the owner of the adjacent land shall make and maintain one-half (1/2) of the fence between them whether that owner of adjacent land improves or not, nor does this ordinance make void any written agreement respecting partition fences." John did an analysis regarding house lots only, no Churches, businesses, or commercial properties, taking homes from Pritham, Spruce, Wiggins, Cottage and Washington. Approximately one-third of the homes would be excluded having less than one-quarter of an acre. Therefore, John recommended that paragraph V be struck. David moved to strike paragraph V from the Fence Ordinance, Brent seconds. Passed 5-0. John will prepare a proposed Fence Ordinance Warrant, without paragraph V, to present to the Select Board.

The Board reviewed the Accessory Dwelling Unit (ADU) prepared by Ron. John noted that the ADU is mandated by LD2003 therefore it does not need a town vote. John read through the ADU asking for comments/corrections. John noted that ADU cannot be short term rentals. John will be preparing a press release regarding the informational session for the LD2003, and when going through the literature on LD2003, noted the legislature emphasizes that municipalities can regulate short-term rentals and recommended that they do so. Brent asked if you could add a small structure to an existing house. Ron, yes as long as you meet the set-back requirements. John asked how an ADU would be created in a primary structure. Ron said you would add a separate door to the outside and would need to have a kitchen and bath. David asked about the height size restrictions. Ron said it is to keep uniformity. Don't want a 4-story structure next to a ranch style house. Noel moves to accept the ADU. David seconds. Passes 5-0. John said the only significant change would be that it's Section 20 under Article VI.

Ron said he will have a draft of the Affordable Housing for the Board to review at our next meeting. John said we have until July 1st to be in compliance with State guidelines.

New Business: Ron presented the Board with Draft #1 (5/1/2024) of Property Line Regulations with Common Wall. This would be Section 21 under Article VI. Ron – this section refers to building a duplex and selling each unit individually. As of right now, you can build duplexes but cannot sell separately. Carl said it sounds like you are trying to create a condominium code. Condominiums are set up that way. Carl wanted to know how you will regulate fire separation. If you have over 3 units, sprinklers are required. Ron said that according to the Fire Marshal, we don't have to meet standards other towns do. Carl said if you do not put in a sprinkler system, the complex would be considered town houses. You also need a certain number of parking spaces per unit. John said we do not have a building code. Carl said there is a state-wide building code and towns with less than 2,000 are required to enforce it. Ron said all we can do is recommend it, but don't enforce it. John proceeded to read the draft. "No property owner shall make alterations to the common wall that would compromise its structural integrity or violate building codes and regulations without obtaining necessary permits and approvals from the appropriate authorities." was stricken. Carl said that each unit needs to stand independently. Carl will provide Ron with Mark Bayer's information. Mark is the plans examiner in the Fire Marshal's Office and will provide Ron with the correct language.

Items for Next Meeting: LD2003 Compliance, Common Wall, Subdivisions

What's on your mind: David and Lurline passed. John said he has set up an information session on the LD2003 to inform the Town of what we are going to do and how the Land Use Ordinance will change. The meeting is set for May 21st at 6:00 p.m. Ben Averill of the Economic and Community Development will zoom in and be our expert. John asked the Board members to attend. Noel asked about the blinking light and when it might be repaired. Ron said Mike has called several times. They are short-staffed and presently have larger projects to take care of. Noel said his wife met someone who takes care of 30 short-term rentals. Ron said he knows the person and it is not just Greenville, but includes Beaver Cove, Shirley and other areas. John said the first step is to look into it, but we need the Select Board behind us. David said it needs to be fact based. Brent said it's not the people who buy and move here but the people who intentionally buy to create short-term rentals which undermines young people wanting to move here and cannot. Brent said he got a call asking if he wanted to sell because he lives in a prime area.

Adjournment: Noel motioned to adjourn at 5:43. Brent seconds. Passed 5-0