

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 15, 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, Vacant (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: Brent Ireland

MEMBERS VIA ZOOM: None

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

GUESTS: Michelle Weirich (Alternate #1 in waiting), Heidi St. Jean, Emily Harris, Rodney Folsom, Jr. and Ed Jewett

GUESTS VIA ZOOM: Jonathan Boynton

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

Minutes: May 1, 2024

Motion Made By: Noel moved to accept the May 1, 2024 Minutes

Seconded: David seconds

Motion passed/failed: Passed 4-0

Additions or Deletions: Remove the Common Wall Ordinance discussion from tonight’s agenda but to be reviewed at a later date.

Report from CEO: Ron reported on the period from 5/2/24 – 5/15/24. 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

and work on the Comprehensive Plan. Ron investigated possible tree cutting violations on Wilson Pond as well as a lighting ordinance issue on Moose Isle Road. Ron also helped the Public Works Department with putting out park benches and removed plow from the Peterbilt. 8 new permits were issued. Permits awaiting payment and/or pending: 4 homes and 3 subdivisions. There have been 27 permits issued to date. John asked if some type of mechanism could be put into place in order to have new construction given to the assessor as soon as completed to make sure it can be placed on the tax rolls. Right now only one-quarter of the Town is assessed yearly which means some homes won't get on the tax rolls for 4 years. Ron said the assessor is coming next week and will discuss it with him.

Action Items: None

Old Business:

LD2003 Compliance regarding Affordable Housing Development. Ron provided the Board with a draft of Section 21, Affordable Housing Development for review. John noted that we have until July 1st to be in compliance with State guidelines. Therefore, John asked everyone to review for discussions at our next meeting.

Skyline Subdivision. Ron said he heard from all but 2 abutters. There were many calls and questions about how many homes would be built. Ron explained the situation, and they were okay with it.

New Business: Preapplication meeting with Ed regarding Green Village Subdivision. Ed said his specialty is senior housing. Looking to put in 8 units on Lewis Street. There would be 2 units per building. Anything that is done will be submitted to the State Fire Marshal. There is also sewer and water available on Lewis Street. The benefits of senior housing may allow someone looking to downsize to move into a smaller residence, freeing up their larger home for families. Also provides common issues, socialization, limited maintenance. Proposing 8 units, 4 small buildings, approximately 1,000 square feet, 2 bedrooms with a bath and a half. There will be a host of restrictions including age (55+), dogs, short term rentals, which Ed will provide. Noel asked if Ed had any idea on the cost. Ed, no. John asked about on or off-street parking. Ed, on site. Ron noted that this brings up the need for a Common Wall Ordinance, because under our current rules, the units cannot be sold as individual units. Ed said that Dan Daigle assured him there is no issue with the sewer.

Items for Next Meeting: Vote on Skyline Subdivision, review Green Village Subdivision, review common wall ordinance and affordable housing development.

What's on your mind: David asked about the paving on Birch Street. Mike said it was done because Maine Water was working on it. Next road to be done by Maine Water is North Doan. Lurline passed. John stated that Maine Uniform Building and Energy Code can be found under our building permit information. Ron said we cannot enforce it; we do not have a building inspector which would need to be certified. John said on May 21st at 6:00 p.m. there will be an informational session on LD2003 to be transparent with the public since mandated by State and no voting required. John said the Select Board meets at 6:30 tonight and will present our fence

ordinance and lot size adjustment from 10,000 square feet to 7,500 square feet to accommodate more housing. Noel has continued concerns regarding STR. It seems Towns are doing things and Greenville is doing nothing. John welcomed Jonathan and said he understood that Jonathan is no longer with the City of Belfast but is with LUPC. Jonathan said he has been with LUPC since January. Jonathan said that he was instrumental with the City of Belfast's STR ordinance. John asked if had any knowledge of how it was working out. Jonathan said in essence that it was just a registry, so the City of Belfast knows who is doing what, see if there are problems and where problems are occurring. People were actively registering.

Adjournment: Noel motioned to adjourn at 5:33. David seconds. Passed 4-0