

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 17, 2023

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: Maureen Hopkins

MEMBERS VIA ZOOM: 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: May 3, 2023

Motion Made By: Noel moves to accept the May 3, 2023 Minutes

Seconded by: David

Motion passed/failed: Passed 4-0

Minutes: May 8, 2023

Motion Made By: David moves to accept the May 8, 2023 Minutes

Seconded by: Noel

Motion passed/failed: Passed 4-0

Additions or Deletions: None.

Report from CEO: Ron reported on the period from 5/3/23-5/17/23. Ron continues to work on assigning 911 addresses to new properties and updating existing properties using the State’s Geo-

lynx Server. Ron also continues to check the status of permits that are soon to expire to verify their progress. Ron currently has 9 permits on his desk, 6 of which are for single family homes. Noel asked about the permit to construct a 16'x16' pump house and generator pad at the hospital. Ron said it is for the sprinkler system.

Action Items: None

Old Business: Review draft moratorium. John said his intention is to bring the moratorium before the Select Board this evening so it could be on the June 5 Town Meeting. John said he will present background information. Examples are:

- Lewiston issued a 6-month moratorium for a new homeless shelter
- Columbia Falls issued a 6-month moratorium in March of 2023 for a billion-dollar project that would be a tourist destination consisting of the world's tallest flagpole together with 9 miles of walls which would name every veteran in the United States since the Revolutionary War
- Pembroke in Washington County issued a moratorium in February 2023 regarding a non-residential development.
- Corinth issued a moratorium concerning solar farms. Apparently, they have three and a fourth one is proposed.

All of these are for a specific issue. The moratorium we are proposing is not for a specific issue. This way we are being proactive to cover an issue that might come up for which we do not have an Ordinance. John said he prepared one and thanked Maureen for correcting and editing the draft. John read the proposed moratorium to the Board which he will be presenting to the Select Board. If approved, it will be in Article III. Permitting Requirements and Procedures, in Section I under M. This will allow the Town to pause to consider adding an additional Ordinance, if necessary, for a specific project. David moved to recommend the draft to the Select Board. Noel seconds. Approved 4-0. David said that this is a good idea. John stated that Jenny Ward had suggested it about 2 months ago.

New Business: None

Items for Next Meeting: None

What's on your mind: Noel stated that Pritham Avenue was repaved approximately a year ago and the cracks in the road are back. John said that on May 3rd he wrote a press release for the Eastern Gazette. He was informed that it should be a paid advertisement. The Planning Board does not have a budget and it should not be a paid advertisement since we are recruiting volunteers. Sheila said she will incorporate it into an article she is writing. John said he is invited to the next meeting with the Northern Forest Center Workforce in New Hampshire to discuss zoning requirements for high density, multi-generational units. Lurline asked Ron if he had any information on the used car lot. Ron said he is looking into it and will get back to us. David asked Ron what was going on in the old bank building. Ron said they were working on the inside. John said it is supposed to be retail on the first floor and apartments on the above floors. David also inquired about the new business moving in where Gallery on The Lake was. The owner retired

and a coffee bar is going into that location. David also inquired about the empty building across from the Katahdin parking lot. The building is owned by the Hiltons and is used for storage.

Adjournment: Noel motioned to adjourn at 5:21. David seconds. Passed 4-0.