

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 23, 2022

PUBLIC HEARING
5:19 p.m.

NOTE: This Public Hearing is being recorded. This Public Hearing is to consider the McBrierty Solar Farm proposed for Moosehead Lake Road. The contractor for this project is Forefront Power.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Jenny Ward, Maureen Hopkins, Vacant (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: Noel Wohlforth

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

GUESTS: Tom Daniels (TRC), Mark Christopher (TRC), Doug Young, Michael Boudreau, Ed Jewett

GUESTS VIA ZOOM: Crystal Beach, Janet Richards Chasse, Kerryane Monahan, Brian Maliszewski, Brendan Blank

John opened the floor for comments. John noted that this is step five of six and that is to hold a Public Hearing. John asked Peter if all abutters were notified. Peter said yes and that no one reached out for any additional information. Peter noted that besides all abutters being notified, it was also published in Moosehead Matters. John noted that there were representatives from TRC, the project manager, to answer any questions. Janet asked if this was the project at McBrierty's. John, yes, Moosehead Lake Road. Mark said they are updating the fence plans to be more wildlife friendly. Mark also said they are still looking into it, but they might not need to clear as many trees as first thought. Also received DEP's approval for stormwater remediation, Permit By Rules. Jenny wanted to know if there was any update on tangible benefits to the Town to reimburse the Town for loss tax revenue. Mike – Forefront and I have been in contact. Brian said there should be some tangible benefit to the Town. John – there being no further questions, the Public Hearing adjourned at 5:27 p.m.

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: 5:31 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Jenny Ward, Maureen Hopkins, Vacant (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: Noel Wohlforth

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

GUESTS: Tom Daniels (TRC), Mark Christopher (TRC), Doug Young, Michael Boudreau, Ed Jewett, Don Tompkins, Ron Sarol, Anonymous

GUESTS VIA ZOOM: Crystal Beach, Janet Richards Chasse, Kerryane Monahan, Brian Maliszewski, Brendan Blank, M. Gervais, Laurie Davis, Sheila Grant (Eastern Gazette)

Meeting called to order: 5:30 p.m.

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

Motion made by: Jenny to approve the May 9, 2022 Minutes

Seconded by: Maureen

Motion passed/failed: Roll call to approve the Minutes of May 9, 2022 approved 5-0

Adjustments: Mr. Anderson would like to speak. We will pencil that under “items to address if time allows”

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

Report from CEO: Peter reported on the period of 5/10/22 - 5/22/22. Peter stated that there were 58 permits issued through May 22, 2022 versus 74 through May 21, 2021

Action Items:

- **McBrierty Family Trust Solar.** This is the last stage of the McBrierty Solar Project. The Board needs to make a decision on the application. Maureen makes a motion to approve the application, Lurline seconds. John asks if there are any questions. There being none, a roll call was taken. Approved 5-0.
- **Alpine Ridge II.** John stated that the application is complete for a 12-lot subdivision. Maureen abstained, not on the Board. Jenny motioned to approve. Noel seconds. There being no further discussion. The Board approved the ARE II Subdivision. Roll call 4-0.
- **17 Harmony Lane, change of scope of an approved CU.** Since this is the first time the Board has had a “change of scope of an approved CU”, John read what the Town Ordinance states concerning same. In the course of renovations, the structure was found to be unsound, so building a new structure in the same footprint. Approved for 50% renovation. There will be no change to the foundation or ground. Jenny asked if the new structure will be the same. Yes everything will conform. Question was raised regarding height. The Building Permit dated May 11, 2022 states the height will be 20 feet. Maureen moves to approve the application with the condition that the new permit be consistent with the old permit previously approved. Jenny seconds. Roll call 5-0.
- **Donnie Tompkins Auto Recycling Permit.** Would like a salvage permit consistent with Russell Ryder’s permit. Donnie wants to clean up the site and conduct business the right way. Janet asked who owns the property Russell or Dave and is he going to purchase it. Donnie, Russell owns and he is purchasing the property. Jenny, what if there is contamination. Donnie not as bad as initially thought. There is a proper way of doing things and he intends to do that. The Board asked Donnie to return when he has title to the property.
- **8 Birch Point Road Conditional Use Pre-Permit for change of use to a 4-seasons dwelling.** The structure will be less than 35 feet. Have not heard back from any of the abutters. Maureen moved to accept the application as complete. Jenny seconds. Roll call 5-0. John also asked there should be a Public Hearing. Board agreed. Public Hearing will be held in 30 days, June 27, 2022. A notification will be put in the newspaper and abutters notified. John – a Conditional Use Permit is good forever but a Building Permit is only good for two years from date of issue.

Items to be addressed if time allows: Mr. Anderson owns property at 59 Birch Street. He has a non-conforming lot and wants to put up a modular home but is 1,000 feet short. Peter suggested that Mr. Anderson go before the Appeals Board for a variance. John told Mr. Anderson that we have to go by the square footage in our Ordinance and will wait to hear from the Appeals Board on their decision.

Old Business: None

New Business: Town Meeting is scheduled for June 6, 2022. John asked Members to attend to answer any questions that may arise regarding the new verbiage on Outdoor Lighting and Signage

also our Establishment and By-Laws. After the Town Meeting, according to our By-Laws, there is an election for a new Chair and Secretary at our last meeting.

Items for Next Meeting (6/13/22):

- Donnie Thompkins Auto Recycling Permit
- Election of new officers

Public Comment: Janet wanted to know if we have looked into the rental issues. We are losing a lot of permanent affordable housing. Locals are being evicted so properties can be turned into short-term housing. She understands new housing to be built will be in the \$250,000 area but is still out of reach of young families. Other towns have restricted how many short-term rentals are allowed. We need to get a handle on this. Jenny agreed that it is having an effect on our workforce. John said that we have visited this issue quite often. The Planning Board focuses on land use. He understands the issue but this needs to go before the Select Board.

What's on Your Mind: Noel apologized for his phone issues. Maureen, John, Jenny and Lurline had no comments at this time.

Adjournment: Jenny motioned to adjourn at 6:31. Maureen seconded. Roll call 5-0.