

GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
November 12, 2018

Board Members present: Roxanne Lizotte (chair); Stacey Duncan; Noel Wohlforth; Lurline Arco.
Code Enforcement Officer: Everard Hayes
Consultant: Gwen Hilton
Guests: None

Meeting Called to Order: The chair called the meeting to order at 4:15 p.m.

Approval of Minutes: Everard moved to accept the minutes of the 24th and 29th September. Noel seconded. The motion passed unanimously. [Note: The minutes of October 15, 2018 meeting still need to be approved.]

Adjustments: None

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

1. Land Use Ordinance Update:

a. Marijuana Establishments Ordinance

a. Repeal and replace existing ordinance 6.4.18; Gwen walked the Board through the ordinance's definitions. The medical and adult use ordinances have been combined. The next step is to clean up the draft and send it to the attorney before the PB votes on it. The relevant Tables were reviewed.

b. Marijuana License Ordinance

a. Gwen viewed with the Board the most recent changes. Definitions for both adult use and medical marijuana in this ordinance have been synced with those of the Marijuana Establishments Ordinance. Discussion turned to annual license fees and renewal fees. This draft also needs to be sent to the attorney for review.

c. Medical marijuana amendment

a. Existing ordinance already in place. Gwen pointed out that the language of this ordinance needs to be changed to reflect statutory definitions and that other amendments are needed to bring the Town up to date with state statutes. This ordinance will also be reviewed by the attorney.

d. Roxanne requested clean copies of the packets which she will forward to PB and Select Board members. Will do so after consulting with attorneys. Gwen will add "Draft for Legal Review" to the documents.

2. Scenic Corridor:

a. Who should be included? What part of Lily Bay Road should be included? The PB agreed to wait until Jonathan can attend a meeting and weigh in on these questions.

3. Subdivision/site plan amendment Minor Revision: Christopher Strausser Lot 13, Eagle Stream Subdivision

Everard provided background. The amendment requests that two pieces of property be removed from association covenants. After discussion, Noel moved to accept the proposed revision and Lurline seconded. The motion passed with a 4-0 vote.

4. Old Business: None
5. New Business: None
6. Items for next Agenda: December 10 at 4:00 p.m.
 - a. Need to approve October 15, 2018 meeting minutes
 - b. Need to determine date for Special Town Meeting
 - c. Consider Lily Bay Scenic Corridor and letter to affected property owners.

Adjournment: The meeting adjourned at 6:55 p.m. with all voting in favor.

Respectfully submitted from audiotape,

A handwritten signature in black ink that reads "John Contreni". The signature is written in a cursive style with a horizontal line underlining the name.

John Contreni
November 27, 2018