

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 9, 2022

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 generally identify the discussions at the meeting.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Jenny Ward, Maureen Hopkins

MEMBERS ABSENT: None

Motion made by Jenny to enter into Executive Session at 5:02. Seconded by Noel. 5-0

Motion made by Noel to close Executive Session at 5:34. Seconded by Maureen. 5-0

Meeting called to order: 5:35 p.m.

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

GUESTS: Sheehan Gallagher

GUESTS VIA ZOOM: Kerryane Monahan

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

Motion made by: Noel to approve the April 25, 2022 Minutes

Seconded by: Jenny

Motion passed/failed: Minutes of April 25, 2022 approved 5-0

Adjustments: None

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

Report from CEO: Peter reported on the period 4/26/22 - 5/9/22. There are 19 new permits. Up 10%. Issued a stop work order to Mike Woodrow for 17 Harmony Lane. He demolished the

existing house and needs to pick up the necessary paperwork and come before the Board with his intentions going forward. John noted the increase in construction of single-family homes. John wanted to know what bunk houses were. Peter – space is allocated to bunks only no water.

Action: Need to Address:

- Sheehan Gallagher Old Bank Renovation and change of use. John informed Sheehan that there are six stages that the Planning Board needs to consider. First is the pre-application, second the application is completed, third, Peter stated that the application is complete and fourth, where we are now, is the Board determining if the application is complete. Sheehan said he wants to add two floors to the building but will not expand the footprint. Wants to change from commercial to commercial/residential. The project will be done in phases. We will begin renovations on the first floor. The second floor will be brick with a small porch. The third floor will have shingles. Have heard from both the sanitary and water districts stating there is no issue with either. John asked how far from the highwater mark is the building. Peter said he measured from the highwater mark to the bulkhead and it is a total of 66'. Sheehan – we are planning on removing the bulkhead, which contains oil, and convert to gas. The first floor is 14' with a 4' buttress and the second and third floors being approximately 8' each with a total of 35'. Maureen stated that Article IV, Section 3B(e)(ii) states “the maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater” since the building is less than 75' from the highwater mark. Peter said that the DEP has given special dispensation to the Town to change its ordinance to allow multiple height use to a maximum of 35'. Peter will check with the office and get the verbiage to John. Peter said that Districts 1 and 2 are encouraged to have residential over commercial. Sheehan said that the State Fire Marshall needs to approve everything. Noel made a motion to accept the application as complete. Lurline seconded. 5-0. John said the next step is to decide whether the Conditional Use Permit merits a Public Hearing. Noel motion to have a Public Hearing. Maureen seconded. Jenny asked if there were any guidelines we needed to follow. John said it needs to be within 30 days. The cost is \$175 plus postage to cover the cost of letters to the abutters and advertising. Public Hearing will be at the June 13, 2022 meeting. 5-0 to have Public Hearing. John asked Sheehan to attend in case there are questions.
- Greenville Code of Ethics. John asked the Board if anyone had any questions. There were none.
- 8 Birch Point Road. Conditional Use Pre-permit for change of use to a 4-season dwelling. John read the sixteen criteria question for the Conditional Use Permit, which was not done at the last meeting, and marked those items that the Board wants to see in order for this application to be complete. As of right now, application is incomplete. Kerryane said she is just waiting to hear from DEP so she can get the well drilled.

Old Business: None

New Business: John – the Board needs two alternates; he will write an article to be placed in Moosehead Matters.

Items for Next Meeting:

- McBriety Solar Farm Public Hearing
- Donnie Thompkins Auto Recycling Yard. John wanted to know where this will be located. Peter – it is out towards the dump. Change of ownership. Wants to clean up.

What's on Your Mind: Maureen – no comments at this time. Noel – the ditch under the blinking light. It is a public danger. Need to drive into the other lane to avoid hole. John – no comments at this time. Lurline – could part of the new public parking be made restricted to accommodate any new residential rentals in downtown and the landlord rent the space from the Town to bring in additional revenue. Mike said this should be brought before the Select Board. Jenny – no comments at this time.

Adjournment: Noel motioned to adjourn at 6:28. Jenny seconded. 5-0.