

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
September 12, 2022

PUBLIC HEARING
5:00 p.m.

NOTE: This Public Hearing is being recorded. This Public Hearing is to consider a marijuana establishment on Moosehead Lake Road.

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

MEMBERS ABSENT: None

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

GUESTS: Paul Whitney, Newt Pierce

John noted that since Maureen was attending via zoom, any votes would be by roll-call.

John opened the Public Hearing by introducing the Board as well as the CEO and Town Manager. John stated that the purpose of the Public Hearing is for the public to comment on the application for a marijuana establishment on Moosehead Lake Road. John asked Paul to tell us about the project. Paul thanked everyone for their input into the project. He stated that this will be a small marijuana establishment with a greenhouse out back. There will be no other locations. Just built a house next door and plan on living in it. Already has water and sewer and electricity will be provided by CMP. I want to finish the driveway now and begin the store next year. Paul provided statistics that opioid use is reduced when marijuana can be purchased legally. Also reduces black market and lower teen use. Presently employ two locals and would like to increase to eight depending on business. We are responsible and follow the laws and regulations and want to keep it safe. John stated that the Planning Board review is a 6-stage process and the public hearing is step 5. Ron said he sent eighteen letters out to abutters. Received fourteen back. Twelve were signed and returned and two came back. Newt stated that this is his fourth summer with his store and has never had a problem with break-ins. Newt said if the Board had any questions, they should feel free to ask. John asked Newt if he was in favor of this application. Newt – yes. Paul said the biggest abutter could not attend but was in favor of the project. John – any further questions or comments. None being heard, John adjourned the Public Hearing at 5:11 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: 5:30 p.m.

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

MEMBERS ABSENT: None

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

GUESTS: Paul Whitney, Newt Pierce

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

John noted that we will be voting by roll-call according to our teleconferencing guidelines. John also reiterated the need for alternates and asked if you know of anyone, please ask them to apply.

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

Minutes: Pending receipt of December 7 and 12, 2020; February 8, 2021, August 22, 2022

Motion made by: Jenny to approve the December 7, 2020 Minutes

Seconded by: Noel

Motion passed/failed: Minutes of December 7, 2020 approved 4-0-1

Motion made by: Jenny to approve the December 14, 2020 Minutes

Seconded by: Lurline

Motion passed/failed: Minutes of December 14, 2020 approved 3-0-2 with corrections

Motion made by: Jenny to approve the February 8, 2021 Minutes

Seconded by: Noel

Motion passed/failed: Minutes of February 8, 2021 approved 4-0-1 with corrections

Motion made by: Jenny to approve the August 22, 2022 Minutes

Seconded by: Noel

Motion passed/failed: Minutes of August 22, 2022 approved 5-0 with corrections

NOTE: The abstentions in approving the minutes above were made by members who were not present at a particular meeting.

Adjustments: #9 on the agenda, change “Selectpersons” to “Planning Board Members”

Report from CEO: Ron reported on the period 8/23/22 - 9/12/22. Ron stated that there were 9 new permits issued with a total of 128 versus 153 for 2021. Ron had someone come out from the section of DEP, regarding wetlands, regarding the number of trees being cut on Burnt Jacket. They will forward this information to enforcement to review. Jenny thought you did not need a permit to remove dead trees. Ron said on the shoreline you need a permit and need to take pictures but there is no fee.

Action Items Needed to Address: John – we just had a Public Hearing earlier this evening regarding a marijuana establishment on Moosehead Lake Road. We are now at the point to make a decision on the application to approve, approve with conditions or deny the application according to Section 10D. Noel moves to approve. Lurline seconds. It has been moved and seconded to approve the application for Whitney’s Marijuana Store. Any discussions, questions, comments? None being heard a roll call was taken. Maureen yes, Noel yes, John yes, Lurline yes, Jenny yes. Permit approved 5-0.

Old Business: Review Ordinance Changes – Marijuana to Cannabis, signs and lighting. John – we needed to change the word “marijuana” to “cannabis”. We do not need a Town meeting since mandated by the State of Maine. The Town has a cannabis ordinance and within the ordinance there are definitions which come directly from the State. Jenny said going forward, we should think about incorporating the Cannabis Ordinance into the Land Use Ordinance. Mike said he would make a recommendation to the Select Board. Maureen noted that since marijuana was changed to cannabis, definitions need to be in alphabetical order. Jenny said that the lighting definitions should be incorporated into the main definitions also so that all definitions are in one place.

New Business: None

Items for next Meeting: None

What’s on your mind? Maureen passed. Jenny reported that the hole on Depot Street was filled. Also wanted to know what happened to the parking spaces in front Telford’s building. Mike said DOT approved them to move curb out 6-8". Need 16’ from the center line for the plow trucks to go through. Jenny also asked if there was any work being done on the old bank building. John said someone is working there. Has seen windows open. Lurline asked about the proposed marijuana store on East Road. Ron said just did not take off. She also asked about Hammond docks being right to the road. Nowhere to walk. Mike said there is no sidewalk there. Need to cross to the other side of the street. John passed. Noel gave an updated on the disappearing manhole. The Sanitary Board wasn’t given enough time to get the proper risers, so they just paved

over the manhole. Whether or not it will need to be redone, he does not know. John asked Newt if he had any comments, he said no.

Adjournment: Noel motioned to adjourn. Lurline seconds. Roll call 5-0. Adjourn at 6:04