

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
November 1, 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.

Before the meeting began, John asked everyone to take a moment of reflection to remember the victims of the Lewiston shootings.

Meeting called to order at: 5:01 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, David Case, Brent Ireland, Vacant (Alt. 1), Vacant (Alt. 2)

John noted that the Alternate 1 and Alternate 2 spots are still vacant.

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

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

GUESTS: Margarita Contreni, Mike Wilson (Northern Forest Center “NFC”), Isabella Ronson (NFC)

GUESTS VIA ZOOM: None

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

Minutes: October 23, 2023

Motion Made By: Noel moved to accept the October 23, 2023 Minutes

Seconded by: David

Motion passed/failed: Noting the correction, the motion passed 5-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 10/18/23 – 10/31/23. Ron continues to check the status of permits about to expire to verify progress and to assign 911 addresses and updating existing properties using the State's Geo-Lynx Server and is checking property line setbacks. 1 new permit was issued. To date, 147 permits have been issued. John asked Ron what the Code Violations were. Ron said he went to Burnt Jacket and they clear cut a road to the Lake. DEP will be handling it with any violations. There also was another one in the Highlands where they made a road to the Lake and a boat launch. John asked what the repercussions were. Ron said they need to pull up any road surfacing and rock they put down and replant. Lurline asked if there was a fine. Ron said if they comply, there is no fine. One violation is over a year and believes the DEP will be getting in touch with them. The other violation has been since this past summer and also believes DEP will probably be getting in touch with them.

Action Items: Revised NFC Rezoning Proposal. John – as you recall, we voted on this at our last meeting 5-0. We are voting on it again because the proposal has been revised. The footprint has been altered, it's slightly smaller. Mike (NFC) – we are doing a new overlay to be more conservative. Essentially it is all on undeveloped property. John, so it includes the MLREDC and hospital properties? Have you spoken with the hospital? Mike, not yet. They want to keep their options open. David moved to accept the revised proposal. Brent seconds. John asked if there were any further questions. Ron wanted to know if notification to abutters is contingent on the Select Board approving the proposal. John – we can only go forward when the Select Board approves to have a Public Hearing. The motion has been moved and seconded to approve the revised proposal. Approved 5-0. John noted that he is on the Select Board's agenda this evening and will advise them of the revised proposal and ask them to schedule a Public Hearing.

Old Business: Fence Ordinance. John said hasn't fully reviewed the paperwork but noted that Augusta has a fence ordinance. Cumberland requires a permit if the fence is over 7' high. Ron said he could not find anything, but what he did find, are many different rules.

New Business: None

Items for Next Meeting: Fence ordinance

What's on your mind: Lurline, David and John passed. Noel commented on his observation for Halloween. He has lived in his home for 22 years. The first year they had 140 trick or treaters. This year it was 74. He noted that in a 10-house area around his home, only 2 were handing out candy. Ron said there were a lot of Trunk or Treats which probably had something to do with it. Noel said the dark houses are becoming more and more. Just an observation. Brent said he had viewed a few You Tube videos regarding fence ordinances. One was a fence installer and said you do not need a permit and you can put it right on the property line. David – then if you need to repair or mow, you would be trespassing on their property. Brent said there were some attorneys discussing fence ordinances/permits and they suggested a setback of a foot which would allow you to mow, paint, etc. Another option would be to co-own the fence. Each person would be responsible for their side of the fence. Brent said that it was suggested that side fences be only 4' high and rear fences could be 6-7' high. Mike said if the Select Board agrees to a Public Hearing, it would be at the Planning Board's next meeting which is November 15, 2023.

Adjournment: Noel motioned to adjourn at 5:23. David seconds. Passed 5-0