

Planning Board Minutes
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
November 14, 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 identify the discussions at the meeting.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Jenny Ward, Maureen Hopkins, Vacant (Alt. 1), Vacant (Alt. 2). John reminded everyone that there are two positions vacant and if anyone knows of someone interested, please ask them to apply. The application is on the Town Website.

MEMBERS ABSENT: None

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

Meeting called to order: 5:00 p.m.

Opening of the Meeting and Declaration of Conflicts of Interest: The Chairperson asked the Members of the Planning Board to review the meeting agenda and declare any potential conflicts of interest which Members may have with the items listed. **None**

Motion made by: Noel to approve the September 12, 2022 minutes

Seconded by: Maureen

Motion passed/failed: Minutes of September 12, 2022, approved with changes 5-0

Additions or Deletions: Under New Business, Ron would like to add the e-mail received from Nexamp regarding the Greenville Solar Project and a notification from the Maine Municipal Association regarding remote meetings.

Report from CEO: Ron reported on the period 9/13/22 – 11/10/22. Ron said things have slowed down. 13 permits issued during this time period. There have been nine CMP pole installations. Jenny asked if they were replacements. Ron, no, all new. With Roxanne retiring, Ron assigned the task of getting 911 addresses to new homes being built. Ron is using the State’s Geolynx

Server. There have been quite a few complaints about projects being built and people were wondering if being done legally. Ron said about 50/50. Some permits were not being displayed properly. Others did not know they needed a permit. There were 140 permits issued year-to-date compared to 153 last year.

Action Items Needed to Address: None

Old Business: John revised the wording in the Cannabis Ordinance and Land Use Ordinance. These changes have been posted to the Town website and available to everyone.

New Business:

- Begin discussion of extending the Rural Development 2 Zone to include property on the south side of the Airport. Ron provided the Members with a map showing the area that they are considering. Since this is zoned Rural Development, there isn't much that can be done with that property. If the zoning is changed, it would give us the opportunity to develop it. Maureen – can the pavement be extended up to those lots? Ron – we are looking into that. Jenny – would this cause other properties around the airport to change zoning too? Ron – It's possible and the other side of the airport is not a good access point. Lurline – How many acres? Mike approximately 40-50 acres. There are three property owners abutting this section of airport property. This would need to go before the Town at a Special Town Meeting. Maureen – Is this all privately owned? Mike - Yes. Jenny – were there other discussions to consolidate and keep this type of development to zoning more adjacent to populated areas in terms of sprawling, etc.? Ron – we are just in the beginning stages. Mike – this would be similar as to what we did for Village Commercial. John asked for a motion to change the zoning from Rural Development to Rural Development 2. Maureen so moved and Noel seconded. Passed 5-0
- Memo from Jennifer DeLaney of Nexamp regarding the solar project. Jennifer's memo refers to the numerous delays "due to utility studies that are required to be completed before the project can be fully constructed or turned on". Therefore, they are asking for an extension of their permit which, according to our Land Use Ordinance, must begin within 2 years, which is March 5, 2023. Maureen wanted to know if the permit expires or the Board's approval. Ron – the permit is good for 5 years. Ron also noted that Nexamp has paid the \$43,000 permit fee. Jenny suggested giving them an extension past the March 5th deadline. John asked Ron what he would be comfortable with. Ron said 6 months. John asked for a motion to extend the permit for 6 months from the current expiration date. Maureen so moved and Noel seconded. Passed 5-0.
- Letter from Maine Municipal Association regarding remote meeting. John stated that we have dealt with this issue in our By-Laws. John suggested we keep the letter for information purposes.

Items for Next Meeting:

- Ron stated that he is currently in communication with the Catholic Church regarding their new sign. Ron sent a letter explaining the rules. The Church is looking into it and will get back to Ron. Jenny asked if the new lighting ordinance is on the website. It is.
- Jenny also concerned about the new light poles being installed at Indian Hill. Spoke with John Cobb and all lighting is downward facing. She is also concerned about the height of the poles. Not sure if our ordinance is 12 or 16 feet. Craig spoke with Jenny 2 years ago and was fully onboard in complying with the Dark Sky requirements. Ron said he will look into it. John asked about how many signs you are allowed. Ron said 2. Gas station signs do not count towards your signs. John asked Ron to get back to us with some clarity.

What's On Your Mind: John wanted to thank everyone for paving North Birch. Jenny, Lurline and Maureen passed. Noel noted that the road is beginning to sink where the manhole was under the blinking light. John said he read an article in the New York Times regarding telecommunication poles which were free-standing and ugly. He stated that with Maureen's insight if she could do something for us to be proactive regarding these telecom poles.

Adjournment: Noel motioned to adjourn. Jenny seconds. Approved 5-0. Adjourn at 5:29.