

**SPECIAL**  
Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
October 23, 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.

**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)

**MEMBERS ABSENT:** None

**MEMBERS VIA ZOOM:** None

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

**GUESTS:** Margarita Contreni, Edward Jewett

**GUESTS VIA ZOOM:** Vanessa Farr (Principle Group), Mike Wilson (Northern Forest Center), Isabella Ronson (Northern Forest Center), Carl Chretien

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

**Minutes:** October 4, 2023

**Motion Made By:** Noel moved to accept the October 4, 2023 Minutes

**Seconded by:** David

**Motion passed/failed:** Passed 5-0

**Additions or Deletions:** Move item #7, Mike Wilson of Northern Forest Center, to item #5, Action Items

**Report from CEO:** Ron reported on the period from 10/2/23 – 10/17/23. Ron continues to check the status of permits about to expire to verify progress. Ron continues to assign 911 addresses and updating existing properties using the State’s Geo-Lynx Server and is checking property line set-

backs. 10 new permits were issued. 3 new permits are waiting for payment. To date, 146 permits have been issued. In 2022, 150 permits were issued, and Ron believes we will surpass that number.

**Action Items:** On June 27, 2022, Mike Wilson came before the Board with an outline of a proposal. We gave Northern Forest Center a green light to proceed, and they have come back with a proposal. John asked Mike if there were any new developments regarding the Spruce Street project. Mike Wilson said they are aware of the critical need and lack of middle-income housing in Greenville. Mike did a refresher from their last meeting (see June 27, 2022 Minutes). Their work primarily focuses on mid-tier affordable housing. It will be a mixed phase of housing focusing on attracting young people to the community. In the past two years we have spoken to MLREDL and Northern Light. Mike said it does not work for Northern Light for the upcoming development, so they are only focused right now on the 5-acre parcel owned by EDC. There is no water or sewer to this property. That is a significant cost factor that needs to be addressed. Mike said he has been working closely with Mike Roy securing a grant for just under one million dollars (\$991,708) from Northern Boarder Regional Commission plus \$265,000 match to be raised by the Northern Forest Center for

- Sewer and water extension
- Stormwater
- New Road
- Sidewalks

Mike provided a site plan to give the Board a sense of what they are working on. Work will be done in phases. Not a quick process. Hope to be completed by Fall of 2024. What we are looking at is the Village Zone District. There are restrictions that came into play re: subdivision and density of usage that limits the creativity for a developer to work on the property. We would like to make adjustments to provide flexibility to developers. We want to be able to sell individual pieces. We would like four individual buildings given the critical need for housing and to encourage developers like the Center and others to come in. In order to do this, need to take away dimensional restrictions. Therefore, NFC proposes:

### **“Multigenerational Housing Overlay District**

The purpose of this overlay district is to provide flexibility of design to encourage development of a mix of residential building types, delivering increased housing options to support Greenville’s workforce, families, and seniors who want to age in community. Multigenerational housing provides a place for people of all ages to live, work and socially connect to each other and to community regardless of age, ability or income. Multigenerational housing may incorporate additional uses as permitted by the underlying zoning district, as well as shared amenities such as public spaces, gardens, gym, meeting rooms, kitchen and dining areas, and storage.

In the siting of residential buildings, the following dimensional standards can be modified, as of right:

- No minimum lot size, with sewer
- No minimum setbacks from property lines
- No maximum lot coverage

- No minimum frontage
- No maximum height

If shared septic systems are used, no minimum lot size is required if and when: 1. The shared septic system is placed on a lot that conforms to state minimum lot size in Title 12, Section 4807-A of Maine Statutes; and 2. Legal instruments are secured to provide access and use to, and maintenance of said system in perpetuity.

In reviewing an application for a land use permit the reviewing authority can provide advisory guidance to an applicant about the overall site design and quality of buildings, streets and public spaces (as applicable), as the development relates to location, context, existing site conditions and local needs within the community.”

John thanked Mike for the refresher. John noted that the proposed site plan is in the Village District but expands into residential zoning and some commercial zoning. Article V. Land Use Districts and Requirements A. notes that the Town is divided into eleven districts. Under B. is Overlay Districts, of which we have three. The one being proposed would be a fourth. David asked what the overlay district would consist of. John said it would consist of the bullets noted above, i.e., no minimum lot size, no minimum set-backs, etc. Noel said his home would be in the overlay district and does not see anything that would propose a problem. Lurline asked if the no minimum height would cause a problem with air traffic. Mike Roy, no. Ron wanted to know if zero set-backs are a necessity. Vanessa said this would allow row houses or connected houses so they could divide that parcel in half. Zero set-backs allow units to be attached i.e., duplexes. Brent, then this would be two family units, one on each side. Vanessa, yes. Mike said the map provided is just a concept. We do not have an active site plan to put on the table. David moved to accept the proposed Multigenerational Housing Overlay District. Noel seconds. Passed 5-0. John noted that this proposal is not ready to go before the Town. We need the Warrant Article built into our Land Use Ordinance. Mike said they are prepared to go through the existing ordinance to reflect this and the new language to be proposed. Vanessa noted that they do not do the Warrant. That needs to be drawn up by the Town Manager. John said we would like the language sooner rather than later. Mike Roy-discussing a time-line, looking for a proposed hearing on November 1<sup>st</sup> for the Planning Board. We need 10 days to have a public hearing. Tentative Public Hearing would be November 15<sup>th</sup>. Needs to go to Select Board on November 1<sup>st</sup> for approval of the Public Hearing. John asked Mike, Vanessa, and Isabella to please attend the November 1<sup>st</sup> meetings.

**Old Business:** Fence Ordinance. John asked the Board if they had a chance to review the materials he handed out at the last meeting and if there were any questions. David said as long as it does not conflict with State law, he was fine with moving forward with an ordinance. Noel made a motion to move forward in studying a fence ordinance. Brent seconds. Passed 5-0. Ron has collected some information on fence ordinances and will forward to all members.

**New Business:** None

**Items for Next Meeting:** Fence ordinance, possibly a subdivision, Spruce Street Project

**What's on your mind:** Brent, Lurline, David and Noel passed. John said he reported to the Select Board regarding our discussion over the past year and a half about short-term rentals. He stressed that it was just anecdotal and that the Select Board has to ask us to go forward with short-term rentals and they need to tell us what their expectations are, i.e., an ordinance. John also informed them that we will need financial commitment to do an analysis and to find out the facts. Mike Roy said the Comprehensive Plan needs to be updated. This occurs every 12 years. He would like two people from the Planning Board to be on the committee. Ron noted that the abutters need to be notified about the Multigenerational Housing Overlay District. John said to wait until we move forward with the Select Board.

**Adjournment:** Noel motioned to adjourn at 5:42. David seconds. Passed 5-0