

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 25, 2021

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, Joanie Withee, Jenny Ward, Dawn Holbrook (Alt.) and Maureen Hopkins (Alt.)

ABSENT: None

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

GUESTS: Tammy McGovern, Wayne Noyes, Steve Harding

GUESTS VIA ZOOM: Sheila Grant, Eastern Gazette, Georgine Butman

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

John took a moment to welcome Dawn and Maureen to the Board and asked each of them to tell us a little about them. Maureen said she is a new resident to the Town, is an attorney who practices municipal and land use law. Dawn said she works for a local establishment and she and her husband are the owners of Lucky Bait

Minutes: Pending receipt of December 7 and 12, 2020; February 8 and 22, 2021; March 8, 2021; April 12 and 26, 2021; October 12, 2021 presented

Motion made by: Jenny to accept the October 12, 2021 minutes.

Seconded: Noel seconds. October 12, 2021 have been moved and seconded. Approved 5-0.

Adjustments: Item 6 on the Agenda (Lighting Ordinances: Outdoor and Signage) is postponed until the November 22, 2021 meeting

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

Report from CEO: Peter reported on the period from 10/8/21 to 10/25/21. Peter did 8 site visits and there were 5 new permits issued. Permits issued year-to-date are 170 compared to 32 for the same date in 2020.

Moosehead Isle Estates Phase 5 final approval: Just a correction to a pre-approved subdivision. Moved boundary lines to correct acreage. Noel moved to approve. Joanie seconded. Approved 5-0.

Hammond Lumber Conditional Use pre-permit hearing: Steve Harding presented the Board with a preliminary drawing of the proposed Showroom for Hammond Lumber Company which will occupy the old Moosehead Traders/A&P building. The drawing detailed the proposed interior layout which will consist of customer service area, power tools/hand tools, hardware, electrical, plumbing, paint, bathrooms, etc. The footprint of the business will remain the same. The foundation is a slab. A new floor was installed on top of the cement slab. A question was asked if fencing will be installed and at this time Steve said they were not sure. A drawing depicting the new sign being designed by Tom Stade was passed around. The sign will be 20' in height and occupy 26 square feet. Jenny noted there were two lights that pointed skyward. She requested that they be changed to point down and be Dark Sky compliant. Discussions ensued regarding if this conglomerate of stores would fall into "big box stores" category. Steve was very welcoming to what the Board wanted including windows on the Moosehead Lake Road side of the building, landscaping and directional striping on the parking lot. Steve said they would welcome any ideas regarding landscaping. John asked if there were any other questions and then proceeded to read the sixteen Application Requirements for a Conditional Use Permit. All sixteen questions were applicable and the following is additional information the Board considers necessary to properly review the application:

- Need to conform to design criteria of Town to greatest extent practical
- Lighting should conform to Dark Sky criteria (parking lot lights, signs, etc.)
- Submit landscaping plan
- Submit pavement striping plan to indicate parking and traffic pattern

Construction will be from 7a.m. to 5p.m., Monday- Friday. Board wanted to know their timeline for opening. Hoping early spring 2022.

Old Business: None

New Business: Revise Planning Board Ordinance. John will draft a proposed revision for discussion.

Items for Next Meeting: Review and revise Ordinance Establishing the Administration of the Town of Greenville Planning Board. Review and revise the Town of Greenville Application for Appointment to Municipal Board or Committee

What's On Your Mind: Lurline asked that the sandwich board announcing Planning Board meeting be put on the corner of Moosehead Lake Road and Minden Street.

Adjournment: Joanie moved to adjourn. Noel seconded. Adjourned 6:08. Approved 5-0.