

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 4, 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: 5:00 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: Esther Ireland

GUESTS VIA ZOOM: Carl Chretien, Sheila Grant (Eastern Gazette)

John wanted to note at this time that, regrettably, Maureen Hopkins resigned from the Board due to personal and work requirements. John thanked Maureen for all her valuable help and legal guidance she provided to the Board. With Maureen leaving, Brent moves up to a regular member thus leaving the Board with two alternate vacancies.

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

Minutes: September 20, 2023

Motion Made By: Noel moved to accept the September 20, 2023 Minutes

Seconded by: David

Motion passed/failed: Passed 5-0

Additions or Deletions: None

Report from CEO: None

Action Items: Change Planning Board By-Laws to reflect Wednesday meeting dates. John stated there are certain things the Board can change itself, which is the meeting time. David moved to change the Monday meeting date to Wednesday. Noel seconds. John noted that many holidays fall on Mondays therefore moving the meeting date to Wednesday would be better. Motion passed 5-0.

Old Business: Planning Board Quorum change. John presented the Board's desire to change its quorum from 4 to 3 to the Select Board. The Select Board agreed but a Special Town Meeting is required and would like to put this on hold until it can be bundled with other items.

New Business: Fence Ordinance. John said our hands are tied since we do not have a Fence Ordinance. That being said, John passed out two papers regarding fences for our perusal and discussion at our next meeting.

- Property Line and Fence Laws in Maine
- Title 17: Crimes Chapter 91: Nuisances Subchapter 3: Particular Nuisances; Title 30-A: Municipalities and Counties Part 2: Municipalities Subpart 3: Municipal Affairs Chapter 133: Fences and Fence Viewers

Items for Next Meeting: Fence ordinance, subdivision, and John will report back to us regarding his report to the Select Board on STRs.

What's on your mind: Brent, Lurline and Noel passed. John noted that there are more cars in the used car lot. Mike reported that he had been asked about the Board's "endgame" regarding STRs. John said we are in the information-gathering stage at this point. The Board does not have an agenda or endgame. If we do move forward, he noted, we will need to engage a consultant, possibly someone like Jonathan Boynton. We need facts as to how many STRs there are and how many are owned by homeowners or by investors. Noel said the more STRs there are, the less chances families will move here with children. Noel also noted that there are 45 full-time employees at the school. David said we are being proactive, but we need to find out what's going on.

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