

GREENVILLE PLANNING BOARD
Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
September 13, 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, alternate (via zoom)

ABSENT: Jonathan Boynton. In the absence of Jonathan, Jenny will be a voting member

ALSO PRESENT: Mike Roy (Town Manager)
Peter Leathers (CEO)

GUESTS: None

GUESTS VIA ZOOM: Shelia Grant, Eastern Gazette

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

Minutes: Pending receipt of December 7 and 12, 2020; February 8 and 22, 2021; March 8, 2021; April 12 and 26, 2021; Minutes of August 9, 2021 presented.

Motion made by: Noel moved to accept Minutes of August 9, 2021 as written.

Seconded: Joanie seconds. Minutes have been moved and seconded. Approved 5-0.

Adjustments: John noted that Doug Young was unable to attend the meeting, therefore the pre-permit hearing on Alpine Ridge II subdivision has been rescheduled for a future meeting.

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

Report from CEO: Peter presented an update for the period September 1-12, 2021. Fifteen new permits were issued during this period. John asked how many of these were for single-family homes. Jenny asked about the site visit Peter made to the location of Premium Cable’s 6,000

square foot commercial building on East Road. Peter stated that Mr. Varney intends to build on the footprint of a collapsed hangar. Permits issued to date – 153, compared to 31 for the same date in 2020. Peter noted that he updates the permit spreadsheet every other Friday.

Discussion for Planning Board Remote Meeting Policy. The Board reviewed the MMA draft of a “Remote Meeting Policy”. The Board was generally comfortable with the draft but asked Mike to run it by the Town’s legal counsel for review. It was recommended that Mike present the Planning Board’s draft along with the Select Board’s, when it is ready, to legal counsel at the same time.

Old Business: None

New Business: None

Items for Next Meeting (9-27-21):

- Pre-permit hearing, Alpine Ridge II subdivision
- Pre-permit discussion with Northern Lights C.A. Dean Hospital concerning plans for a new hospital
- Amy Daniele subdivision
- Remote meeting policy

What’s On Your Mind: Lurline reported that some Greenville residents are concerned about how many Air B-n-Bs are popping up with absentee landlords. Jenny said this is an issue in the unorganized territories and is being looked into. Lurline also mentioned noise issues with construction traffic very early in the morning. A noise ordinance falls outside the purview of the Planning Board and would be difficult to enforce. Jenny suggested that the Board might build into future condition use permits, a framework regarding times for construction activity, for example, “construction activity will be restricted to the hours of xxx a.m. to xxx p.m. Joanie observed that not many participants in the International Sea Plane Fly-In were wearing masks and wondered if we will be a post Fly-In Covid 19 surge.

Adjournment: Lurline motioned to adjourn at 5:58 and Joanie seconded.