**Greene Comprehensive Plan Committee**

**Meeting Minutes – Draft**

**December 6, 2023**

**Greene Town Office**

**Present:** Brent Armstrong (CEO), Julie Mondro (Chair), Lea Chouinard, Steve Creamer, Kevin Healy, Amanda Leclerc, Judy Marden, Brad Tuck

**Absent:** George Farris Jr.

Removed from list: Gaelyn Hauser (at her request), Dave Lepage (email unable to be received).

**1. Approval of Minutes of October 4, 2023**: Steve moved to approve, Kevin seconded the motion, all voted in favor.

**2. New Data:** the group discussed how to use the updated data in a new document. It is currently in a PDF. Both Amanda and Julie are able to convert a PDF to a Word Document, thus making it editable. Once that happens, members of this committee can help update it.

Julie suggested going through the new data package, comparing 1999 data to 2023.

Members questioned the accuracy of the new data, especially the income data. Amanda said it was not accurate according to her experience. Some items add up to 111% of the population.

There was a suggestion that we should do a postcard survey on family income, and we wondered whether there were more accurate data sources. Amanda said there was school data, tied to free school lunches: they have to be below median income to qualify.

Brad asked what questions we are trying to answer with the data we are trying to obtain.

**3.** Julie suggested that we finish up the remaining pages in the Recommendations section, so we went to P. 23,

**Future Land Use Plan:**

# 1-6: Verified.

#3: The State Department of Transportation controls Route 202. Our goal is to work with them to open up that corridor for more business.

#6: Perhaps we should expand the Village area to include a small mall and/or farmer’s market area.

Kevin suggested moving the Welcome to Greene sign closer to Town so the first thing you see in Greene wouldn’t be George Stanley’s eyesore. Brent said he is continuing to pursue that junkyard, and when Greene goes to court, that is the picture they show the judge. He said it would be a great location for a better business. The group agreed it would be good to find a cheap interim solution.

**Conservation Areas:**

Basically still the same. Brent said there is just one recharge area: an aquifer on the town line. The Town website has a link to Maine LIDAR (https://maine.hub.arcgis.com/maps/maine::maine-geological-survey-maps/explore) that can show aquifers, wildlife areas such as deer wintering areas etc. It is available for public use. He said the Old Hickory Lane Subdivision has a deer wintering area at the end and had to design the subdivision around it.

**General Development Area:**

Brent said the DOT holds the key to the 202 area. There are potential sites that could be cleaned up on 202 and developed, like Gowell’s did. Kevin asked if the Town could create an incentive for landowners to do that; perhaps donate a car or recycle junk. Brent said there is an incentive—he has a list of people who will pick up junk cars and take them away and give a small payment. But people tend to think they harbor treasures. Brent tries to establish a dialogue with them, but the response is usually “I’m going to fix them up…” One person didn’t get serious until the sheriff was at his door; the landowner was paid a small amount but now owes $1200 for legal fees. Brent does not want to leave these problems for the next CEO. He said it was appropriate to recommend that the Town establish an incentive, but it’s a matter of getting them to come to the table and talk. He doesn’t want to have too many going at once. The question “What do we want people to see of Greene when they come here” is important. “Clean up General Development Area” is in Brent’s notes. Brad asked how many of these problems are we looking at?

Brent outlined some of the worst problems, and some of the difficulties he has in dealing with them. For example, “Hoarding” is a bona fide mental condition. And “Snowmobiles don’t count as junk vehicles; the law specifically excludes them.” The Town can have a more restrictive ordinance than State Law, but that would give the landowner an additional argument in court. Julie asked if there was anything lacking that would give the CEO more clout, besides time and money. Perhaps this Committee could recommend prioritizing the General Development Area. Perhaps the lot size (80,000 square feet) is too big (but the Planning Board could approve a smaller lot). The General Development Area is the area between the town lines.

Perhaps we should talk about a Business District, perhaps between Meadow Hill Road and Maine Poly. Consider multifamily dwellings, senior citizens’ facilities, walkable businesses/commercial activities, perhaps 20,000 square foot lots. Brad observed that according to the data, Greene is getting older. Amanda commented that younger people were also moving closer to places where they can get things conveniently. And 202 would need to be 3 lanes through the whole Business District.

**Village Area:** Now overlaps what we were considering for the Business District. Might need a new set of regulations for it, including a municipal stormwater collection system (for example, at Greene Central, a network of catchbasins collects stormwater at Farris Pond and runs out to Hooper Pond.)

**Village Historic Area:** Retain current wording, but we have not developed any Historic ordinances, and we need some. How about plaques on historic houses, to encourage people to recognize and value historic places. The Chamber of Commerce does this in Augusta. How about the Greene Historical Society taking a lead here?

**Residential Area** and **Rural Residential Area** are essentially the same. We discussed this earlier.

Stopped at end of P. 26.

**Adjourn:** Steve moved to adjourn, Kevin seconded the motion, all voted in favor.

Next meeting: January 3, 2024—6:00 PM.