

Town of Greene, Maine
Planning Board Minutes
December 13, 2022

Don Ferrara, Chairman, c:329-0180
Peter Jolicoeur, Secretary & Associate, c:740-5503
Mark Randall, 946-5108 c: 754-5108
Byron Boyington, 946-4850 c:267-1062
Joe Turmel, c:240-7407
Don Bedford, 946-5122
Dave Warriner, c:754-7303
Brent Armstrong, CEO, 415-8139

CALL TO ORDER

Those Members present were; Byron Boyington, Peter Jolicoeur, Don Bedford, Joe Turmel, Dave Warriner arrived late, Interim CEO Dennis Douglass and Select Board Liaison Amanda Leclerc. Members absent were: Don Ferrara, Mark Randall. Members of the community present were: Peter & Linda Tripp, Kyke Flaherty, Deanna Doyle, Kevin Doyle and Kaitlyn Doyle.

Acting Chairman Don Bedford called the Planning Board meeting to order at 6:30pm. Mr Bedford then read the announcements.

I. ANNOUNCEMENTS:

- (A) Planning Board Agenda for the January 10th meeting closes November 29, 2022.
- (B) Next regular Planning Board Meeting is January 10, 2023 at 6:30pm at the Greene Town Office.
- (C) All fees and expenses for North Star Planning must be paid prior to the signing of the final mylar.

II. MINUTES FOR PLANNING BOARD MEETING

Mr Boyington made motion to accept the minutes from the October 11, 2022 meeting as written, Mr Turmel seconded the motion. The vote carried with 3 votes to accept and 1 abstained.

III. TREASURER'S REPORT

There was no Treasurer's Report at this meeting.

IV. CEO REPORT

Mr Douglass was unaware that he would be sharing information with the Planning Board but did report that there was 1 building permit issued. He couldn't remember the rest.

IV. OLD BUSINESS:

NONE

VI. NEW BUSINESS:

LUPINES & LACE EVENT CENTER – Revisit after Appeal

Interim CEO Dennis Douglass reviewed the proposed plan as to his research of the plan. He stated that this property is in the Rural District and borders to the residential district. He stated that certain commercial activities are permitted in the rural district. The original plan states the application is for a Change of Use for Commercial Alterations which does not exist and Commercial is not allowed in the rural district. The board needs to clarify what the new use is to be before anything can proceed. He found that Commercial/Recreational had been through the process but had not been officially stated as the planned use for the property. The board needs to officially clarify the intended use.

Mr Douglass also went on to present what other business activities are in operation in the rural district and near this property. These include a daycare, a dog kennel, a church, a garage and another wedding venue.

Mrs Tripp was allowed to speak and lead a brief discussion on how she interpreted the process to be continuing and stated that there needed to be another public hearing so the other abutters would be notified of the plan coming back to the board for additional review.

Mr Flaherty then lead a brief discussion in behalf of the Doyle's that the property is not non-conforming and the ordinances pertaining to that can't be used in this review. He also stated he doesn't believe the plan needs another full review and only this clarification is needed.

After a discussion of the board and agreeing that the activity does fall within Commercial/Recreational and this is an activity allowed in the Rural District. Mr Boyington made motion to accept the category of Commercial/Recreational as the official definition for the usage. Mr Turmel seconded the motion. The vote was unanimous.

After a brief discussion about the plan and where it could be going it was determined to move on.

VII. INFORMATIONAL EXCHANGE

NONE

VIII. CORRESPONDENCE

NONE

Seeing no further discussion necessary, Mr Turmel made motion for adjournment. Mr Boyington seconded the motion. The Board Members voted unanimously to adjourn the meeting at 7:00pm.

Respectfully submitted by,

Peter Jolicoeur
Secretary

Donald Ferrara
Chairman