**Greene Comprehensive Plan Committee**

**Meeting Minutes – Draft**

**October 4, 2023 – 6:00PM**

**Greene Town Office**

**Present:** Brent Armstrong (CEO), Julie Mondro (Chair), Steve Creamer, George Farris Jr., Kevin Healey, Judy Marden (Secretary), Brad Tuck

**Absent:** Lea Chouinard, Amanda Leclerc, Dave Lepage

**1. Approval of Minutes of September 6, 2023:** Steve moved to accept, George seconded the motion, all voted in favor

**2. Updates:**

a. Brent commented on “seasonal conversions” of camps around ponds. He said most of the lots are too small for year-round use, because the lot has to be at least 20,000 square feet. If it is smaller, the camp may not be converted.

b. Public roads: Brent passed around a copy of a letter asking the Public Works drivers to report on the condition of the roads on their plow route. He asked the drivers to grade the roads as **New/Very Good, Good, Fair, and Poor**. The Town has 48.15 miles of public roads.

Results:

New/Very good: 4.95 miles (10.2%)

Good: 19.23 miles (40.0%)

Fair: 12.34 miles (20.5%)

Poor: 6.5% miles (10.3%)

Gravel (separate category) 5.08 Miles (10.2%)

Brent would like to put forth a proposal by this committee that the Town aggressively try to eliminate gravel roads in the Town. He also talked about inadequate turnarounds at the end of dead-end roads. A tractor-trailer should be able to turn around, either in a cul-de-sac or a hammerhead design.

c. Updated data is expected in November.

**3. Continuing where we left off: Land Use and Development Patterns #13 P. 20:**

13: Yes. How about putting solar panels on ag fields? It is private property and we can’t step on property rights, but maybe we could encourage the continued use of ag property for agriculture by lowering the property tax rate for it? For solar panels, the land goes out of agricultural use and into commercial use. The town also gets taxes on the panels themselves. Bull Run: 650 acres of solar panels planned. $1 per kilowatt, so the Town will collect +/- $200,000 on the project first, and then be taxed annually as well. The panels will be taxed as “Personal Property,” like an excavator or farm machine. Also the substation will generate about $40,000 in taxes just on the building, not counting the equipment in it.

14: The State has new “Open Space rules, which have been incorporated in the Land Use Ordinance.

15: Yes.

**Implementation Strategies:**

1. We have that.

2. Gowell’s, for example: Had to abide by the DOT entrance requirements. Greene is also doing requirements with a subdivision on Sedgley Road, by requiring sight distance studies at driveways on two lots as part of the site review.

3. Done.

4. Sketch plans could be required by the LUO as part of the pre-application. (A subdivision = 3 or more residential units, 40,000 square feet of land in the Village and 80,000 square feet of land in the rural residential.)

Roads are accepted as public ways by the people at Town Meeting. They have to be built to or brought up to Town Standards before being eligible for acceptance.

5. Probably not…but scenic view consideration is part of the site plan review. It is brought up, talked over, to possibly influence the builder. Couldn’t really enforce it as part of an ordinance.

6. We have it already and it is also in the State laws as an incentive for open space.

7. We have it.

8. We have it.

9. We have it.

10. We have it.

11. We have it.

12. Regional effects are being discussed

**Future Land Use Plan:**

Discussion on Introduction:

What about commercial incentives for things that Greene would like to have, such as a diner? In a central place. There’s a high cost for labor; Hurricanes did better just making soups for sale. We need entrepreneurs who are willing to try things. Kevin said a place in Winthrop just shut down. Brad mentioned popularity of Latte stands in Alaska. Brent said we need tax incentives for commercial growth, and Kevin added there needs to be passion from the person leading the charge. Brad suggested it be made a focal point of the Comp. Plan. Brent asked “on 202?” and Brad answered “the corner of 202 toward the village area. Kevin wondered if we could have a market in Greene, perhaps Amish goods?

Brent talked about the marijuana industry n town. It brings in about $40,000 in taxes. Our licensing fees were low and attracted some undesirables, at first, but when fees were raised, they left town. There was a discussion of being impaired. Our ordinance prohibits the word “marijuana “on signs.

How about a craft brewery? Restaurants develop next to them because the state law says you can’t serve food in a tasting room.

Brent has heard nothing from Greene Apple Solar for months. There is an appeal for a variance on the solar height limit tomorrow. More information about roof-mounted solar panels: we require they be mounted 3’ from the edge of the roof for fire-fighting access purposes. They want 18” on account of hardship. Not safe—and the last time a variance was granted in this town was 1984! Next year they may bring an amendment to modify 3’ to ridge; the fire department ladders are 2’ wide.

**Stopped at the end of Introduction on P. 23**.

Next meeting: November 1 at 6:00 PM.

Motion to adjourn: Steve moved to adjourn and George seconded the motion, all voted in favor.

By Judy Marden, Secretary