

Town of Greene, Maine
Planning Board Minutes
January 10, 2023

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 Ferrara, Don Bedford, Joe Turmel, Dave Warriner, and CEO Brent Armstrong. Members absent were: Mark Randall and Select Board Liaison Amanda Leclerc. Members of the community present were: Peter & Linda Tripp, Kevin Doyle and Gary StLaurent.

Chairman Don Ferrara called the Planning Board meeting to order at 6:30pm. Mr Ferrara then read the announcements and welcomed Mr Armstrong back from medical leave.

I. ANNOUNCEMENTS:

- (A) Planning Board Agenda for the February 14th meeting closes January 31, 2023.
- (B) Next regular Planning Board Meeting is February 14, 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

There being no discussion about the minutes Mr Boyington made motion to accept the minutes from the December 13, 2022 meeting as written, Mr Bedford seconded the motion. The vote carried with 5 votes to accept and 1 abstained.

III. TREASURER'S REPORT

There was no Treasurer's Report at this meeting.

IV. CEO REPORT

Mr Armstrong reported that since the last meeting he attended there was 6 building permit, 6 sub surface waste water system permits and 5 plumbing permits issued.

IV. OLD BUSINESS:

NONE

VI. NEW BUSINESS:

ST LAURENT CONSTRUCTION – Pre-Application

Mr Gary StLaurent was present this evening representing his plan. Mr StLaurent stated that his proposed storage unit plan will be at his pit on Rte 202 near the Greene/Leeds town line. He also stated that the development will be about 200 feet from any homes and they will be doing the least amount of excavation as possible. He went on stating that there is about 1400 feet of road frontage and the entrance to it will be added. The entrance will have a power gate with boulders on either side and added vegetation and buffering around the property. There are no known wetlands or other restrictions on the property.

Mr Armstrong stated that because the development is being done on Rt 202 there will need to be a DOT Traffic Movement Study done and he has contact information for Mr StLaurent. He also stated that the property is in the General Development District in the town and Commercial Use is approvable in that district.

Mr StLaurent was then directed to be in contact with CEO Brent Armstrong to get the appropriate paperwork to file the plan for Planning Board review.

VII. INFORMATIONAL EXCHANGE

Mr Jolicoeur stated that his term on the board is up this year and that he will not be continuing to be a member after that date. He stated that it has been an honor and a privilege to be able to work with the board members, past and present, over many years and because of time availability and life it is time to step down. His term ends June 30th.

VIII. CORRESPONDENCE

NONE

Seeing no further discussion necessary, Mr Boyington made motion for adjournment. Mr Bedford seconded the motion. The Board Members voted unanimously to adjourn the meeting at 6:44pm.

Respectfully submitted by,

Peter Jolicoeur
Secretary

Donald Ferrara
Chairman