

Town of Greenville

Select Board Meeting

Wednesday, September 3rd, 2025, 6:30 pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present at meeting:

 X Selectman Geno Murray (Chair) X Selectman Bonnie DuBien X Police Chief Jim Carr
 Selectman Newton Pierce (Vice-Chair) X Selectman Burt Whitman Fire Chief Sawyer Murray
 X Selectman Richard Peat X Town Manager Mike Roy X Town Clerk Tammy Firman

Others: John Contreni, Margarita Contreni, Jolene Staruch, Emily Patrick, Lurline Arco, Allan Tubbs, Michelle Weirich, Beth Young, Chris Young, Bob Ludwig, Mike Telow, Howard Gatreau, Ted Baron, Matt Hall, Bob Corsa, Linda Corsa, Janet Chasse, Ron Bariault, Bob Lamcken, Sandra Lamcken, Norman Sutherland, Carroll Berry, Sonya Berry, Marc Constantine, Nancy Hatch, Dola Henckley, Sherri MacDonald, Tim MacDonald, Philip Adams, Leslie Leighton, Jennie Gray, Joseph McMahon, Brenda Brown, Nels Wohlstrom, Maureen Wohlstrom, Steve Levesque

Via Zoom: Steve Mason

6:30 pm Meeting opened by Chair Geno Murray

1. Pledge of Allegiance was recited by all.

2. Introductions

Everyone introduced themselves.

3. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and to declare any potential conflicts of interest which members may have with any of the items listed. None were noted.

4. Minutes from August 20th, 2025

A motion was made by Burt, seconded by Richard to approve the minutes of August 20th, 2025 as written. Motion passed 4-0.

5. Additions or Deletions to the Agenda

Mike Roy requested one addition – John Contreni, Planning Board Chair, who will discuss a zone amendment. This will become agenda item 9a. A motion was made by Richard and seconded by Burt to accept the additional agenda item. Motion passed 4-0.

6. ATV Discussion

Bonnie DuBien asked to that she be allowed to clarify her ideas about ATVs and dispel the rumors that are going around. Bonnie stated that the discussion started a few meetings ago following a townspeople who complained about his road not being a temporary trail. It was established as a temporary ATV road

some years ago. However, at some point it appeared to become permanent. Bonnie is seeking a compromise between residents and ATV owners. When ATVs were first allowed on roads, the timeframe was 8:30 am – dusk. It was later changed to 7:30 am – 9:00 pm. Bonnie suggested that if we went back to 8:30 am through dusk, it might be a good compromise.

Geno asked for any discussion: Norman Sutherland stated that the ATV drivers are also residents. Chief Carr stated that he is not an ATV person, so doesn't have strong feelings about the times. As police chief, however, 9 pm in Oct and November is too late for the ATVs to be on the roads. His suggestion is that we follow the hunting rules – must finish ½ hour after dusk. He shared these thoughts with the Town Manager. His department received a grant and has done a lot of ATV enforcement. He personally feels we need to adjust the 9 pm rule. Businesses may disagree. There have been some issues on East Road. East Road is best dirt road in town right now as far as dust and condition. It has built up and population out that way has increased in the last ten years that Jimmy has been here. Informal surveys show lots of traffic. His estimate is that for every 25-30 vehicles there are a few ATVs. Around town and on East Road, there are large trucks, delivery trucks and log trucks. They are all loud. The ATVs make a distinctive noise. The PD has written (6-8) citations for riding on the road where not allowed. There have been a few issues on Pleasant Street. People simply don't read. He focuses most of the grant money on enforcement during the weekends. We do have a few during the week or after hours. Most of time when they are out too late, they just didn't realize how far/how long it takes to get somewhere and back. The PD is checking and talking to ATV drivers and passing out ice cream cards. They do reminder that riding here is a privilege, not a right. They have scheduled check points. He agrees with Bonnie that 9 pm is too late. It's a hit or miss in checking them.

Mike Roy shared some comments made by a lifelong Greenville resident who could not be here. What he would like to see is a noise ordinance. Many of the ATVs have loud music playing. They are loud coming under trestle. He finds the late night riding annoying and believes that this should not be the wild, wild west. The ATV riders need to be held accountable for violations.

Janet Chasse asked why can't we do ½ hour after dusk.

Ron Barriault asked if the Warden service enforces anything? Jimmy Carr stated that ATVs are all under IF&W jurisdiction. The wardens should be checking. However, they tell him that they are short staffed and are not doing as much ATV enforcement. This is why Jimmy has requested grants. When Jim worked in Bangor it was not an issue but it is an issue here.

Geno asked about the balance in account for ATV enforcement? About 2/3 expended at this point per Jimmy Carr.

Burt Whitman pointed out that motorcycles have music and are loud as well. It's not just the ATVs. Jennie Gray feels that we need to seek a happy medium. Other vehicles make noise and it's easy to blame the ATVs. This is an "everything that creates noise" problem. The planes are loud and you learn to deal with noise. Is it annoying? – yeah, sometimes. ATV hours were set so that the ATV riders could go to supper at a restaurant. Many go to work on their ATV in the mornings. This will restrict them. Jennie doesn't want to see the ATV riders lose anything. She feels that they have worked hard for this privilege. She has never had a complaint. The ATV President has not gotten a complaint.

Lurline Arco agrees that the end should be dusk. It's dark at 7 pm in October. They are out later in the summer. Many of the ATVs do not have lights on them. They should be regulated according to sunset and sunrise. The ones that break the rules are going to break the rules.

Someone asked what about snowmobiles? Do they have these same rules? Jimmy Carr stated that they do not because they are not driving on the roads like ATVs.

Bob Ludwig stated that when you're a hunter, you live and breathe the half an hour before and after

sunrise/sunset. The whole season is only 30 days so there's only about 30 minutes of discrepancy. The ATV riding season is longer and there is a bigger discrepancy in the hours between sunrise and sunset. They have to have the same rules as vehicles. If they can't be out after sunset, we are trying to enforce the rules. The challenge is too great for the club to have to educate all the drivers. Destination Moosehead Lake has created an ad to bring more riders to Greenville. There are new riders here every day.

How do we educate the drivers? The ATV club is not law-enforcement. Who is going to enforce? Jimmy Carr observed that a large number of ATV riders are hunters and have guns. They can figure out the times.

Jolene Staruch stated that we say that road access is getting from one trailhead to another? What exactly is acceptable access? Geno considers access wherever ATVs are allowed to ride. It's okay to ride your ATV to the grocery store.

Someone shared that at 1:30 am, they were bothered by ATVs who were at the bars. Are we going to do away with the jake brakes coming down Blair Hill. If it's a noise problem, it's not the ATVs. Never been awakened by an ATV.

Jimmy Carr stated that the PD does get a few complaints. There are many ATVs in town. They come into town and spend money in town.

Bonnie DuBien asked Geno if there could be some Board discussion.

Chris Young stated that he gets ATV traffic where he lives. They aren't residents. They don't care about the rules. People who obey the law and behave accordingly are not the problem. A set time is needed.

Ted Baron stated that turns his radio off or down when driving through a town. He saw an ATV coming down Pleasant Street – he told the driver that he could not drive down Pleasant. What we need is more enforcement and better signage. The signs that we currently have are not easy to see. We need better signage in more places. This will be helpful for those who are from out of town. Some people just don't know and some people just don't care. Our PD is doing the best they can.

Geno opened discussion up to Board – Richard Peat doesn't think that changing the allowed times will make a difference. If people are going to be idiots, they will be idiots.

Bonnie thinks PD agrees with the time limit.

Burt said that since the time opened up to ATVs, he has not issue with ATVs. His scanner goes all night and that's what wakes him up. When we opened up the town to the ATVs, we should have had an expectation that there would be good as well as bad. We just need to learn to live with it.

He's not sure how we can enforce the time. We could do better signage. The PD can only do so much. The ATVs do not bother him on Lily Bay Road.

Bonnie asked Geno if he had an opinion? He said that he does, but do we want to wait for Newt to be here to vote? At this point, we will not vote until all Board members are present and will push it back if that's the way the Board wants to proceed.

Richard Peat observed that this would go into effect next year.

Geno asked Mike to put it on the next agenda. He apologized for not having a vote tonight.

Jimmy Carr said that having set times would make it easier to enforce rules.

The PD is limited to how many hours they can work per week due to having budgetary constraints.

Someone asked what about having part-time PD on the weekends for ATV enforcement. Geno directed the question to the Chief. Chief Carr stated that we are already doing this with the grant money that we have received.

Have you cited people? We have probably talked to 1000 ATV drivers.

Geno wants to move on and invites people to return to the next meeting for further information.

7. Steve Levesque – Airport Advisory Chair, Committee Recommendations and Airport Hangar Lease Rate Update

Steve stated that the Airport Advisory Committee (AAC) has spent a great deal of time discussing how to make the airport sustainable. Having a functional airport is necessary for life safety in a rural area such as ours. His committee feels that we need to increase fees for hangar access. We have 29 people on the list awaiting a hangar to become available. The AAC drew up a policy for the Select Board to consider. There is significant interest in new hangars. The committee's desire is to be able to pay for this with hangar leases. For private hangars the charge would be \$.16 per square foot to include the hangar as well as setback area. For commercial hangars, the charge would be \$.25 per square foot. They will also add a 3% escalator per year to rent to keep up with inflation. In order to repay the Town for the SLODA permit which will cost around \$40,000 – they will assess a one-time fee (about \$1,800) to be paid at the time of lease. Current leases are transferrable but they have been allowed to keep the previous owner's old lease rates some of which are quite low.

Funding can be secured at a higher rate if we have more airport usage. The Selectmen have their initial policy for review. Steve would like a vote from the Select Board tonight. The only thing missing is the 3% escalator.

Ron Bariault asked if current leases would be grandfathered. Steve said that they also will change to 3% escalator per year. Ron feels that Steve and Mike are doing a good job. His only objection is the standard hangar size. The minimum should be 50x50. That is where they start in other areas. 40x40 hangars are too small. Costs for a new hangar are \$250-300 K. T-hangers could be also be built and sold. Steve stated that pilots could build a larger hanger if they wished, but they are trying to keep the cost down on smaller hangars. The 3% yearly escalator will take the place of the current tiered system.

Jolene Staruch asked if they should consider using the actual current inflation rate? Steve felt that 3% is easier to administer.

Someone asked if the problems with the fuel system at the airport been fixed? Yes, it is flowing fine today.

The airport does not appear to not be self-sufficient, but property taxes on hangars are not being taken into account.

A motion was made by Richard to accept the Hangar Development Policy along with the proposed 3% escalator. Motion was seconded by Burt and passed 4-0.

At 7:28 Geno called for a very brief recess to allow those who wanted to leave to do so. At 7:30 pm the meeting was reconvened by Geno.

8. Tax Increment Financing (TIF) Discussion

Geno said that a proposal for a TIF district went to public vote in the past but was voted down. One of the things driving it now is that our taxes are through the roof. Greenville is the highest taxed community in the county. The Select Board has an obligation to reintroduce this concept. There is lots of economic development going on. The uses of these dollars are limited but do include redevelopment. A designated TIF district would freeze taxes in that district. The incremental tax would then go toward a specific redevelopment project. Greenville takes a big hit due to high property values and school cost-per-student due to the limited number of students. We need to use any opportunity to take advantage of things which would help reduce taxes. A TIF would freeze the property values in the specific designated district. The county would not assess us at

the higher rate. Our value would continue to rise, but the base would stay the same. The property owner does not get a tax break. Tax revenue from that district has to go back into that district for infrastructure. For example, if the airport was a TIF district, the money would go back to the airport.

A TIF freezes the value from the state. If no TIF, revenue sharing goes down. You determine a TIF district based on what is expected. If we'd had a TIF from a few years ago for the downtown, it could have been used for the YES building. This keeps us from being penalized for growth in community. There are thousands of TIF districts in the state. They help with revitalization. It's a good tool. Steve Levesque, who has worked with many TIF districts, says that the town will benefit. We would establish guidelines. There would be money available that wouldn't be there if we didn't have a TIF district. It would provide for more flexibility for infrastructure, workforce housing, childcare, etc. It can't be used for recreation facilities.

Janet Chasse said that she had asked before if TIF money could be used for child care and was told no. The businesses in the TIF district will still pay taxes to the town. If additional monies are in the zone, they affect other zones.

Mike Roy said that they have multiple TIF districts in Dover. The Town of Greenville is valued at almost \$50 million over Dover.

Burt says that Dover is putting significant money into infrastructure. Much of this is coming from TIF funds.

Steve Levesque recommends that we consider TIF districts. March 1st is the deadline to apply.

Janet Chasse wants to know if there is a specific district? Mike says that we want to shelter those areas where there will be significant growth such as the airport or steam plant. They all still pay taxes, but those dollars are allocated for a specific project. A TIF district cannot be a residential area.

Emily Patrick wants to know what's the catch? It's allowed and is a tool that the state has established to encourage community investment.

Janet Chasse asked if the funds would be to subsidize businesses? No. The money would be used for roads or infrastructure.

9. YES Project – Discussion of date for Special Town Meeting

The childcare foundation approached the Select Board to request a bond for \$1,000,000 to complete the YES Building. Since that meeting, the Town Office as well as the Selectmen have been contacted by numerous taxpayers to express their opinions on the project. Many are concerned because they may not be in town for a special town meeting and would not be able to vote as absentee ballots are not allowed at special town meetings. They would prefer that this be a referendum question for the election in November. When the childcare foundation approached the Selectmen in August, the date had already passed to be able to apply for a bond from the Bond Bank. The next application date is in March. Tammy contacted the MMA who was advised how to word the referendum question for the election if this is the way that the Selectmen wish to proceed. A motion was made by Richard and seconded by Burt to approve the referendum question as written. Motion carried 4-0. All Selectmen signed the Municipal Order for a Secret Ballot Referendum Election question for November 4th, 2025. The document was officially filed with Tammy.

9a. John Contreni, Planning Board Chair – Amendment to Land Use Ordinance

On behalf of the Planning Board, John is here to ask the Selectmen to endorse a zoning change. We previously had a special town meeting to approve some changes but failed to include this. The proposed amendment would change from no construction services in the village district and in the rural development district to conditional use. If approved, Mike Thierault's plan for 14 lots for those involved

in construction services would also be able to use this area for storage as well as sleeping quarters for out-of-town workers. Construction services are not currently permitted. This would change to conditional use. This would still involve the planning board. For example, we would not want someone to store blasting materials. This change to the ordinance would require a special town meeting. Mike's subdivision was approved earlier tonight by the Planning Board. Mike to like to start working by the end of summer into the fall. Burt asked if there had been any opposition from Planning Board? John shared that Ron Sarol (Code Enforcement) had written to all abutters and had received no complaints. Bonnie asked if we could add this to the November ballot? Tammy explained that we cannot as it is too late. John thinks it just a small issue that can easily be handled at a special town meeting. A motion was made by Richard and seconded by Burt to move forward with a special town meeting. Vote passed 4-0

10. Manager's Report

Maine DOT will be working on the Wiggin Stream bridge for the next four to six weeks. Beech Street will be closed from the trestle. South Maple to Brook Street to South Birch Street would need to be used. This will be a four-to-six week project.

Ron tells me that there will be 105 vendors and 157 tents for the craft show during the Fly-In. The Town is all prepared. Airport ready to go. The grounds are the best they have ever looked. Sam and Matt have done an outstanding job.

The Police Department, Fire Department and Public Works will place "no parking" signs as needed around town. Beginning Friday morning – the municipal lot will be closed at the Marine Museum. There will be no parking except for Katahdin employees and handicapped.

The Shaw Public Library has celebrated its 100th year birthday on August 12th.

Construction of the stub taxiway at Runway 21 begins on the 8th. Paradis out of Newport will be waiting til after Fly-In to begin the work. The taxiway will be removed and the stub will go toward Walden Farm Road. The arrivals building will have a gate. The fence will run parallel to the road. There will be a gate from Airport Road and one on the corner of East Road just after cable company. They will have a gate with a key pad. These are all FAA mandates. We cannot have drivers on the runways. Installation of the new beacon begins on Monday, September 15th. It is being moved from old tower that has been inoperable for over a year. New beacon will be a tip-up. Construction starts on the 15th. The tip-down pole will be in place and operable by the end of the year. Luke Muzzy is pleased to have the old beacon at the museum.

Four bids were received for the Spruce Street infrastructure. Water, sewer and street infrastructure. The Town received the quit claim deed last week. Sargeant from Bangor submitted the winning bid of \$1,186,100. Meetings will begin soon. We will discuss using some of the local shale from the airport. The Town will benefit from the use. The Northern Forest Center NFC will provide a match.

The new play structure was received for Red Cross Beach and it has already been vandalized. The scope was stuffed with firecrackers and blown apart. We've dealt with vandalism all summer. A few beer bottles were smashed on the newly paved ice rink. If you see something or know something, please talk to Chief Carr.

We talked to a security company last week. We are working on cameras for Red Cross Beach, Public Works, Transfer Station and the Junction Wharf.

Trash will be picked up every Monday even if a holiday. We looked at the ordinance, which states that all trash must be in a bag and covered container. A suggestion was made that perhaps Bolster's should notify the town of violators. The town could then take action.

Cereal boxes are mixed paper not cardboard

Mike begins attending the county budget meetings tomorrow.

For the Boardwalk staining, Mike received a proposal for the boardwalk which was accepted by the Selectmen at the last meeting. The bid was over the amount that we had available. Mike spoke to them and they will do it for \$9,800. This will start after the Fly-In.

11. Public Comment

Leslie Leighton – 29 Pleasant Street

Leslie lives at 29 Pleasant Street. She witnessed a car hit a family's dog and speed off without stopping. Cars are regularly speeding up and down the hill. There's a lot more traffic than before. Speeding is a problem and has been for a long time. We need those flashing lights that indicate your speed. She would like to see the Town add a speed bump so that there would be a consequence if someone hits it at a high rate of speed. Everyone needs to slow down and obey the speed limit. It's an ongoing problem. We need to do something. There are children and dogs in that neighborhood. Leslie is concerned. A little boy lost his beloved dog. At the least, we need some flashing lights.

Mike Roy stated that Leslie had come in to see him and shared that the speeding car had hit the dog and never slowed down. He kept going. There is a town-owned speed sign that could possibly be moved back and forth between Pleasant Street and Lily Bay Road. Just like with ATVs, there needs to be better signage. Mike to contact the state about the trees that overhang the signs. Mike met with Leslie and has already addressed this issue. It is in the works.

Marc Cosantine would like for the Select Board to come to the ATV Club when there is an issue. He doesn't understand the issue of a cut-off time for riders. The ATV Club would like to offer some funds to help with enforcement.

12. What's on your mind?

No one had anything to share.

13. Other Business

None

14. Executive Session

Executive Session was entered at 8:34 pm as motioned by Burt and seconded by Richard. Motion carried 4-0. Following discussion, Executive Session was exited at 8:58 pm as motioned by Burt and seconded by Richard. Motion carried 4-0.

15. Other Business

A motion was made by Bonnie and seconded by Richard to reappoint four current Airport Advisory Committee members and add three additional members. (See attached). Motion carried 4-0.

16. Adjourn

There being no further business, it was motioned by Bonnie and seconded by Richard to adjourn at 9:00 pm. Motion carried 4-0.

Minutes respectfully submitted,
Tammy B. Firman
Town Clerk/Select Board Secretary