

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
June 13, 2022

**PUBLIC HEARING**  
**5:00 p.m.**

**NOTE:** This Public Hearing is being recorded. This Public Hearing is to consider Sheehan Gallagher's renovations to the Old Bank Building and Change of Use.

**MEMBERS PRESENT:** John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Jenny Ward, Maureen Hopkins, Vacant (Alt. 1), Vacant (Alt. 2)

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Mike Roy (Town Manager)  
Ron Sarol (Code Enforcement Officer)

**GUESTS:** Peter Leathers, Allison Arbo, Linda Wohlforth, Sheehan Gallagher, Angela Gallagher, Michelle Weirich, Allan Tubbs, Dave Tompkins, Lisa Harris

**GUESTS VIA ZOOM:** Donna Moreland

John opened the Public Hearing by introducing the Board as well as the new Code Enforcement Officer, Ron Sarol. John said that this Public Hearing is step five of six of the application. Maureen asked if there were any responses from abutters. Peter said no. John said that the Town has heard from Dawn Hurd from the Maine Department of Environmental Protection and she confirmed that "having a 35' height limit is consistent with the Town of Greenville's Land Use Ordinance for Downtown Shoreland District 1&2". A copy of Dawn's response was distributed to all Members. Peter said that the Application is complete and meets the requirements of the DEP and Town Ordinances. Jenny – any changes since you were last here? Sheehan, no. Maureen - were you able to secure an easement for the driveway or any planned parking on site? Sheehan – have not done that yet. John – I see you removed the oil barrels. Sheehan – yes. The old tanks were removed, gravel put down and propane tanks placed on top which did not change the footprint. John – when is the start date? Sheehan – to be determined. Challenge to hire contractors and everything is very expensive right now. John – any further questions or comments. None being heard, John asked for a motion to adjourn. Noel motioned, Lurline seconds. All in favor 5-0. Public Hearing adjourned at 5:06 p.m.

**NOTE TO PUBLIC:** There is a video recording of this Planning Board meeting available on the Town website: <https://greenvilleme.com/boards/planning-board-meeting-video/>. The video

recording is the official record of the Planning Board meeting. These Minutes reflect specific actions taken by the Planning Board (the “Board”) at the meeting and identify the discussions at the meeting.

**Meeting called to order at:** 5:30 p.m.

**MEMBERS PRESENT:** John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Jenny Ward, Maureen Hopkins, Vacant (Alt. 1), Vacant (Alt. 2)

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Mike Roy (Town Manager)  
Ron Sarol (Code Enforcement Officer)

**GUESTS:** Peter Leathers, Allison Arbo, Linda Wohlforth, Sheehan Gallagher, Angela Gallagher, Michelle Weirich, Allan Tubbs, Dave Tompkins, Lisa Harris

**GUESTS VIA ZOOM:** Donna Moreland

**Meeting called to order:** 5:30 p.m.

John noted that we do not have any alternates at this time and that it is critical to have alternates in case one of the Members is absent. John also welcomed the new Code Enforcement Officer, Ron Sarol. Ron said that he does not have a CEO background but believes he has a lot of office experience to bring to the table.

**Minutes:** Pending receipt of December 7 and 12, 2020; February 8, 2021

**Motion made by:** Jenny to approve the May 23, 2022 Minutes

**Seconded by:** Maureen

**Motion passed/failed:** Minutes of May 23, 2022 approved 5-0 with corrections

**Adjustments:** Add under Action Items – election of new officers for the coming year. Lurline motioned to accept. Maureen seconds. 5-0

**Conflict of Interest with any agenda item by Board Members:** None

**Report from CEO:** Peter reported on the period of 5/23/22-6/13/22. Peter stated that there were 28 permits issued through May 12, 2022 versus 28 through June 28, 2022. John asked about the 120-day trailer permit. Peter said that a travel trailer must have a permit for anything over 30 days

or need a recorded way on how they will be getting rid of waste water or a contract with Moosehead Sanitary. After 120 days if they don't have a primary residence on the site, must pack up and move completely off the site. John – how is this enforced? Peter – usually neighbors complain. Lurline asked if Bill Franze is in full compliance to move forward. Peter, yes. Lurline also asked about the gravel pad on the Watt property on Moosehead Lake Road. Peter said they didn't know they were in the Scenic Corridor and will comply with the 75' set-back. Lurline asked what was going in there. Peter – Will be selling Hilltop Mini Barns. They also need to come before the Planning Board to change from residential to residential/commercial. The Watts also need to apply for a road opening permit from the Department of Transportation.

**Action Items: Items to be addressed if time allows:**

- **Election of Officers for 2022-2023.** John said he has been Chairperson for the past two years and believes it should rotate. Noel said that John has been the best Chairperson he has ever seen and nominates for an additional year. Passed 4-1-0 (abstention). John said that Lurline has asked for a one-year sabbatical. Noel nominated her for another year. Passed 4-1-0 (abstention). Maureen asked who keeps track of the Members three-year terms. Mike said Roxanne.
- **Old Bank Building Renovation and Change of Use.** John – this is the sixth step in the process which is for the Planning Board to approve or deny the application. Noel motioned to move and Jenny seconds. John asked if there were any questions/comments. Jenny stated that with other projects, we had times construction could start and when it should stop. Noel asked what the time constraints were for the hospital. Jenny – 7 a.m.-5 p.m. Lisa said that people live close to that area, there are guests staying at Dockside and noise does carry across the water. Lurline said she agrees that there should be a time restriction noting that from personal experience that work at the East Road campground would start at 4:30 a.m. and go until 8:30 p.m. Allan – I have been in construction for many years but 7 a.m. is a reasonable time. Times vary from town to town. Bangor start time is 9 a.m. John asked Allan about end time. Allan said 9 but again varies from town to town. Old Town is 6 p.m. Maureen – where will the construction people park? Will they drive onto your lawn. Sheehan – possibly. We don't want to do anything that is unreasonable. John – is there a motion with conditions. Noel motions to approve with the condition of construction hours from 7 a.m. to 6 p.m. Lurline seconds. John – any further discussion to approve with the condition that outside construction is from 7 a.m. to 6 p.m. Jenny thought that maybe we were being too restrictive limiting construction to 6 p.m. since construction would be during the height of pedestrian traffic. Noel motions to approve the permit with the condition that outside construction would be between the hours of 7 a.m. and 8 p.m. Passed 4-1.
- **Donnie Thompkins Auto Recycling Permit.** John – I see you have a Quit Claim Deed with Covenants signed by Russell Ryder, Jr. for Lot 3-13A. So, you now own the property. Donnie – yes. John – I received a call from David Strater who owns 3-13B. Is that involved? Donnie-no. I only want a permit for 3-13A. Maureen – are we making a motion to make a decision on the application or accept as complete? Peter – it is complete and is

exactly as what is there currently. Maureen makes a motion to approve the application. Noel seconds. John – any further discussion. Jenny – when you transfer a license from one person to another, do you need to consider any new rules and regulations from the DEP? Peter – no since it is exactly the same. John – it has been moved and seconded to approve the auto graveyard, recycle and junkyard permit. All in favor 5-0.

- **8 Birch Point Road Conditional Use Pre-Permit for change of use to 4 seasons.** A Public Hearing is set for June 27, 2022, therefore nothing else for us to do tonight.
- **Old Business:** Maureen will have information on small wireless facilities for the next meeting.

**New Business:** Jenny – do we need to make any corrections anywhere else in the Ordinance regarding Sections 11 and 17. Maureen will remove the old verbiage and replace with the new, and once completed, Mike will send to the State.

**Items for Next Meeting (6/27/22):** Public Hearing 8 Birch Point Road Conditional Use Pre-Permit for change of use to a 4-seasons

**Public Comment:** None

**What's on Your Mind:** John – at the June 6 Town Meeting the changes to Section 11 and 17 of the Town Ordinance, regarding lighting and signs, were approved as well as the Establishment Ordinance. John will prepare a news article for Moosehead Matters alerting everyone to the fact that the lighting and signage ordinances have been updated. John also suggested that when the tax bills go out, a notice should be put in the bills regarding permits needed by trailers. Noel has noticed that the homes on Lily Bay Road do not have numbers. John - is there an ordinance? Mike yes, 911 ordinance. Mike will put a notice in with the tax bill to make sure you have a number on your home. Lurline no comment at this time. Jenny no comment at this time.

**Adjournment:** Noel motions to adjourn at 6:16. Maureen seconds. 5-0.