

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
June 18, 2024

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: 5:00 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Noel Wohlforth, Brent Ireland, David Case, Michelle Weirich (Alt. 1), Vacant (Alt. 2)

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

ALSO PRESENT: Mike Roy (Town Manager)
Ronald Sarol (Code Enforcement Officer) absent

GUESTS: None

GUESTS VIA ZOOM: William Tracy (freelance writer for the Moosehead Lakeshore Journal)

Conflict of Interest with any agenda item by Board members: None.

Minutes of June 5, 2024 were not distributed. Therefore, we will have two sets of Minutes to review at our next meeting.

Minutes:

Motion Made By:

Seconded:

Motion passed/failed:

Additions or Deletions: None

Report from CEO: In Ron’s absence, John read the CEO report for the period 6/5/24 – 6/18/24. John stated that Ron continues to check the status of permits about to expire to verify progress and to assign 911 addresses and update existing properties using the State’s Geo-Lynx Server, transfer mortgages and deeds to our system and work on the Comprehensive Plan. Ron investigated a

possible property line setback violation on Lawrence Avenue. Ron moved the Code Enforcement Office from the Town Office into the old Police Department which affords him ample space. 4 new permits were issued. Permits issued to date, 39.

Old Business:

Review of LD2003 Compliance – Section 21 Affordable Housing Development. John stated that he put this Section into Ordinance format. John said that under Section B. Definitions, he felt it was important to include the definition of housing costs. “4. Housing Costs: The percentage of income a household is charged in rent and other housing expenses, or must pay in monthly mortgage payments (including insurance, HOA fees, taxes, and utilities), does not exceed 30% of a household’s gross income.” Under Section C, changed generic language from “local sewer district” to “Moosehead Sanitary District” and “a public water district” to “Maine Water”. David noted that these companies could be purchased by another entity and placed under a new name. It was decided to return to the generic language. Under Section D, John changed the wording from “A municipality shall allow” to “The Town of Greenville allows” so it refers to the Town of Greenville.

David moved that we accept the Affordable Housing Development as amended. Noel seconds. Passed 5-0. John will go over the changes with Ron and if okay, will present the Affordable Housing Development and the Accessory Dwelling Unit to the Select Board for their approval.

New Business: None.

Items for Next Meeting: Two sets of Minutes to review. Possible subdivisions.

What’s on your mind: Brent, Noel, John and Lurline passed. David asked how the open house went. Mike said there was good representation from the Town. Senator Collins attended and a representative from Angus King’s office. David said his neighbor attended and was given a very nice tour by Sawyer Murray.

Adjournment: Noel motioned to adjourn at 5:18. David seconds. Passed 5-0