

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
May 3, 2023

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:** 5:01 p.m.

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

**MEMBERS VIA ZOOM:** None

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

**GUESTS:** Newt Pierce

**GUESTS VIA ZOOM:** Sheila Grant (Eastern Gazette)

John congratulated David on becoming a Regular Board Member.  
John noted that he did a press release to the Eastern Gazette regarding the two vacant Alternate positions on the Board.

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

**Minutes:** April 19, 2023

**Motion Made By:** David moves to accept the April 19, 2023 Minutes

**Seconded by:** Noel

**Motion passed/failed:** Passed 5-0

**Additions or Deletions:** None.

**Report from CEO:** Ron reported on the period from 4/19/2023 – 5/2/2023. Ron stated that things have picked up. He has done some setback checks as well as checking on the status of permits

that will be expiring soon to verify their status. He continues to work on assigning 911 addresses to new properties and updating existing properties using the State's Geo-lynx Server. Ron has handed out 7 permits in the past two weeks. He also has 8 permits pending, 3 are for new homes. Maureen inquired about the status of the Holy Family Church sign. Ron said he has spoken to John and Joe and they were just waiting for the weather to break. David inquired about the new coffee shop sign. Ron said it will be located where the old Moosehead Cable was located. Ron also said that someone is looking to put in a whiskey bar in the second half of the building.

**Action Items:** None

**Old Business:** Craig Watt Conditional Use Permit. John said we are at the stage to determine if the application is complete. John asked Ron if he thought the application was complete. Ron said that he believes the application is complete. He has heard back from all but two abutters and there are no issues or questions. Ron also said that Craig could not make tonight's meeting, he is attending his son's graduation. Ron said that he will make sure it is set-back 75'. John asked if there would be a sign. Ron said yes, a small sign probably on the side of one of the buildings. There will be no water or electricity. John asked if there would be any activity in the winter. Ron believes it will be shut down. Ron said at the last meeting there were concerns about planting some type of vegetation. Noel has no objection as long as he agrees to the terms of the Scenic Corridor Ordinance. He drove by and it needs some type of vegetation. John asked Ron to add the condition regarding a vegetative barrier. John asked if a Public Hearing was necessary. Noel stated that no letters were returned. Ron said he has heard nothing from the abutters. It was agreed to waive the Public Hearing. If the application is complete, we will be able to have a decision at our next meeting.

**New Business:** None

**Items for Next Meeting:** Craig Watt Conditional Use Permit. Moratorium – John will recirculate it. Maureen said the only major change is that the time limit is for 6 months with one 6-month extension. Used Car Lot

**What's on your mind:** David brought up short-term rentals and the size of the job of possibly regulating them. David said Bar Harbor does not allow you to transfer your permit when you sell which would make it a loss when you sell. John said there are approximately 230 properties for rent in the Greenville area. Lurline asked if we would look into the used car lot on Moosehead Lake Road. The cars are being parked right up to the road. She thought there was something that stated vegetation needed to be there. Newt said he is grandfathered in and there is nothing that can be done. John said there is an issue regarding battery acid and leaking motor oil from the junk cars with complaints from neighbors. John asked Ron to pull the file and get back to us. John passed. Noel was happy to see that the dumpster was moved to the side of the Shaw Block building. He also said he saw on Facebook a house for sale in Greenville that said it would make a good place for an Air B-n-B. Noel also commented on the Industrial Park Road. He believes it is an association. Mike said it was, it is now defunct. Mike said when he first came here, he wrote letters to all association owners and received zero replies. It was suggested that maybe the Town

should vote on taking the road over. Maureen passed. John mentioned that the Select Board meets in about one hour and he will be presenting the Telecommunication Ordinance proposal and Maureen will be the expert witness. Hopefully they will approve the proposal and it will go before the Town for a vote.

**Adjournment:** Noel motioned to adjourn at 5:24. David seconds. Passed 5-0.