

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
November 19, 2025

NOTE TO PUBLIC: There will be 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, David Case, Michelle Weirich, Brent Ireland, Vacant (Alt. 2)

John noted that there is a vacancy for Alternate 2. Anyone interested should complete an application which is available on the Town Website.

MEMBERS ABSENT: Don Hodapp

MEMBERS VIA ZOOM: None

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

GUESTS: Emily Patrick, Heidi St. Jean, Aaron B. Crossman, Jaclyn Mcclintick

GUESTS VIA ZOOM: Charles Hathaway

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

Minutes: October 15, 2025

Motion Made By: David

Second: Michelle

Motion Passed/Failed: 4-0-1

Additions or Deletions: None

Report from CEO: Ron reported on the period from 10/15/25 – 11/19/25. 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. 19 permits have been approved since last update with a total of 120 for the year. John inquired about the bookstore demolition.

Ron said they demolished one-half of the store and will rebuild, still two stories, with the same amount of uses, retail downstairs and living quarters upstairs.

Action Items: Vote on final draft of motorsports definition. The definition would be put into our Land Use Ordinance as a new definition: “**Motorsports Sales, Service, and Repair**- a commercial use involving the retail sale, servicing, maintenance, and mechanical repair of recreational and utility vehicles powered by internal combustion or electric engines. This use includes, but is not limited to: boats and personal watercraft, snowmobile, all-terrain vehicles (ATV’s), utility vehicles (UTV’s), small engine recreational vehicles (e.g. dirt bikes, go-karts), and lawn and garden equipment (e.g. mowers, chainsaws, trimmers), not to include automobiles (e.g. cars, trucks)”. John asked Ron if there is still interest in this type of business. Ron, yes but has been tabled until Spring. Michelle moves to accept the new definition. David seconds. Approved 5-0. John noted that this needs to go before the Select Board for approval and then to a Town vote.

Old Business: Continued review of the Scott Harding subdivision. Ron said application is not ready to present to the Board but will e-mail the package to the Board to review and possibly vote on at the next meeting. David and Michelle did a site visit to the property before the meeting. David said the road is beautiful and well laid out. Michelle commented that they were very select in tree cutting.

New Business: Land Use Ordinance Revision regarding LD 1829. An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density. Ron stated that this was approved in June by the Governor updating our Land Use Ordinance. There are a few changes. Subdivisions are now 5 instead of 3 and training needs to be completed by the Planning Board. There are a few things that must be implemented. John – will this require changes to our Land Use Ordinance? Ron, yes. It goes into effect July 1, 2026. The Board will review the handout for the next meeting.

Public Comment: None

Items for Next Meeting: LD 1829; Scott Harding subdivision

What’s on your mind: Brent is working on the enclosure for the library ramp to keep it clean through winter. There will be three panels that will hang up to existing studs and can be removed for next year. Michelle is excited about the Christmas train coming to the Junction on November 22nd. Lurline passed. David said he read about Emily’s situation. Ron said he contacted the Town’s attorney regarding what is going on, and the attorney said not to go forward at this point. Ron provided the Board with a copy of his letter to the Select Board in part stating:

“1. The property in question is currently subject to an active court case, where the court has issued an order related to fencing considerations. In this case, I would not recommend at this time, that the Select Board authorize immediate local land use enforcement action (legal action). My recommendation is based on the fact that there is pending civil case that is under court review.

Initialing local land use enforcement action could result in conflicting proceedings given the pending civil court case. This is particularly so, given that the CEO makes a recommendation to the select board under Greenville Land Use Ordinance, Article II. Section 4 (enforcement) and specifically Section 4. (c) legal actions)

2. Pursuing local land use enforcement through legal action would require significant municipal resources, including attorney time and staff time. I do not believe it is fiscally responsible to use taxpayer funds at this time given the pending civil court case proceedings.”

Ron said our fence ordinance needs to be “tweaked” and there are flaws, and the Town attorney suggested that the next time we put forward an ordinance, it should be reviewed by legal counsel.

Adjournment: Michelle motioned to adjourn at 5:20. David seconds. Passed 5-0