

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
October 16, 2024

**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, Brent Ireland, David Case, Michelle Weirich, Vacant (Alt. 1), Vacant (Alt. 2)

**MEMBERS ABSENT:** None

**MEMBERS VIA ZOOM:** None

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

**GUESTS:** Ed Jewett, Arlene Jewett, Heidi St. Jean, Linda McMahon, Laurie Davis, Sally Tornquist, Rodney Folsom, Jr.

**GUESTS VIA ZOOM:** None

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

**Minutes:** October 2, 2024 – Public Hearing

**Motion Made By:** Brent moved to accept the October 2, 2024, Minutes

**Seconded:** Michelle seconds

**Motion passed/failed:** Passed 4-0-1

**Additions or Deletions:** John said there are two applications in our packets to be considered for the Planning Board vacancies. The Select Board ultimately approves the applicants but is open to our input. John asked to move the review of the applications to item #2 under New Business. Michelle moves, Lurline seconds. 5-0.

**Report from CEO:** Ron reported on the period from 9/21/24 – 10/16/24. 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, and transfer mortgages and deeds to our

system. Ron did several tree cutting permit inspections as well as the possible structure over water on Wilson Pond which turned out to be a pontoon boat on stilts. Ron also worked on a Fence Permit Application. Permits awaiting payment and/or pending: 6 new permits have been issued, 2 subdivisions pending, 5 permits approved and 1 permit pending which needs more information. A total of 100 permits have been issued to date.

John asked if the Accessory Dwelling Unit and Affordable Housing Development ordinances were put into the Land Use Ordinance as well as the Table of Contents and Charts. Ron said he is working on getting that accomplished. Lurline asked Ron why the meeting videos are not on the website. Ron said he is having a problem uploading the information onto the website.

**Action Items:**

John asked for a motion to approve the Timberline Subdivision. John also inquired about the restrictive covenant in the Subdivision Application which reads: “No mobile homes, no unregistered vehicles in driveway, lots under 2 acres may not be further subdivided, lots of 2 acres or more may be split once.” Rodney said this language will be included in all deeds. David moved and Brent seconded. Timberline Subdivision approved 5-0.

Discussions ensued regarding the Avenu Short-Term Rental Overview. Ron said this is just one company he presented for our review. Avenu has three levels of pricing according to what you want. David said it is far more extensive than what we need at this time. It is a good tool to find out how many short-term rentals are in Greenville. We don’t even know that some exist. We need something like a registry. Brent said that Avenu gives a calculation of roughly 278 short-term rentals in Greenville. John agreed that we are all interested in beginning the process, but we do not have a budget. John will present to the Select Board to fund once we have a product we can recommend. Ron will continue to research.

Ron stated that the Green Village Subdivision is complete. John asked for a motion to approve the Green Village. Michelle moved and David seconded. Passed 5-0.

**Old Business: None**

**New Business:** Ron gave the Board a copy of the proposed Fence Permit Application. Noting a few changes, John asked for a motion to approve the application. David moved, Michelle seconded. Approved 5-0.

Ron provided the Board with two applications for the Planning Board. One from Laurie Davis and one from Don Hodapp. Since the Select Board needs to approve the applications, David moved to present the applications to the Select Board for approval with our recommendations. Brent seconds. Passed 5-0.

**Items for Next Meeting:** Review the current list of fees as well as new fence permit fee.

**What’s on your mind:** All Board members passed.

**Adjournment:** David motioned to adjourn at 5:29. Michelle seconds. Passed 5-0