

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 2, 2024
PUBLIC HEARING

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, 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, Heidi St. Jean, Margarita Contreni, Sally Tornquist

GUESTS VIA ZOOM: None

John stated that this Public Hearing is being held to consider the application for a subdivision called Green Village Subdivision located on Lewis Street.

John gave the floor to Ed to discuss this project. Ed said this is senior housing for residents 55+ and will be in perpetuity. There will be a limit on how many family members will be allowed and for how long. Also, the number of pets allowed will be limited. Ed said he has done eleven projects of this type. There will be eight units, approximately 44,000 square feet with two bedrooms. Grade will be very close to level eliminating stairs on the front entrance. Parking will be in the front of the unit with some type of canopy over the front door. Doorways will be three feet wide to accommodate wheelchair accessibility. Handles on doors will be levers. All buildings will be accessible to emergency vehicles. The existing sewer is adequate. Ed said he was unsuccessful in getting an easement for water but will put in a new well with constant water pressure. Not required to have sprinklers. There will be a bath and a half, possibly two baths but trying to keep economical. Ed said he is a fan of log home treatment for the exterior. Mike asked how it would be heated. Ed said hot air because it is instant. The alternative would be baseboard.

Mike asked if there would be a tub in the bathroom. Ed said they would be a 30" walk-in, no tub. John asked if they would come with appliances. Ed, yes, fully equipped with a washer, dryer, refrigerator and stove. Outside maintenance will be taken care of. John asked if Ed had a ballpark estimate of cost. No. Won't be doing anything until next spring. Sally asked if Ed would be installing generators. Ed said he had not considered it. Ed asked Ron to please give his telephone number to anyone who may call with questions or ideas that he hasn't thought of. John asked about roof line. Ed said it will be a bay roof covering both units. John asked about the exterior. Ed said vinyl with some type of logs on front of building. Mike thanked Ed for taking this on and helping the Town.

John asked if there were any more questions. Hearing none, the Public Hearing concluded at 5:27 p.m.