

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
January 15, 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, Brent Ireland, Michelle Weirich, Vacant (Alt. 2)

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: Don Hodapp

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

GUESTS: Virginia Jones, Emily Patrick

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

Minutes: November 20, 2024

Motion Made By: David

Seconded: Michelle

Motion passed/failed: Passed 5-0

Minutes: December 18, 2024

Motion Made By: David

Seconded: Brent

Motion passed/failed: Passed 5-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 12/19/24 – 1/15/25. 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, transfer mortgages and deeds to our system as well as working on Land Use Ordinance setback changes and researching Land Use Ordinance

Violation Penalties and Abandoned Building Ordinance. Ron is in the process of compiling a list of home sales. Permits issued so far this year is 2. Ron provided the Board with a Permit Report from January 1, 2024 to December 31, 2024. Fees collected from these permits totaled \$18,045.70. A total of 110 permits were issued. John asked is this Permit Report was on the website. Ron no but will post.

Action Items: None

Old Business: Continued discussion regarding changes to property line setbacks, vacant and abandoned building ordinance and enforcement of Land Use Laws and Ordinances. Ron has been doing research in other towns on their setback requirements. Ron provided the Board with a draft of what he compiled regarding “Amendments to Land Use Ordinance Setback Requirements”. Don asked why limited to .25 acre or less. Ron said what prompted this is there are many lots on Maple Street that are only 45 feet wide and with the 15’ setback, they would be reduced to a 15’ strip. Ron would like to have his proposal amend the Ordinance, rather than create a new one. It would need to go before the Select Board and then the Town for approval. Virginia asked how many lots in Town this would affect. Ron, not sure but just about half of the Highlands would be affected. Hearing no other concerns or comments, John asked Ron to put the proposal in final form so we can vote on it and present it to the Select Board.

The Board reviewed the Vacant and Abandoned Buildings Ordinance of Dover- Foxcroft. David asked if some properties would be “grandfathered” in and not be affected. Also, if a building is vacant, would it be considered abandoned? Ron said these are things that need to be discussed. Discussions ensued and John pointed out that in this particular document, Section 8 clearly outlines what steps need to be taken if a property is vacant. Ron said we need something in our Ordinance that defines disrepair and steps to be taken. It was discussed that either a permit or registration be required for vacant and/or abandoned buildings for \$100 to \$500 to encourage owners to repair or sell. With the lack of housing in Greenville it might prompt owners to rent or sell. Ron said he is still researching and looking at other Towns, most of which do not have anything.

The next item was Title 30-A Section 4452. Enforcement of land use laws and ordinances which came from the Maine statutes. David said that Ron needs a procedure to follow. Ron needs to know what steps have to be taken before you get to enforcement and fees charged. It was noted that fees ranged from \$100 to \$10,000 depending on violation.

New Business: None

Items for Next Meeting: Vacant and Abandoned Building Ordinance and Enforcement of Land Use Laws and Ordinances. Mike inquired as to when new ordinances would be completed since the Town Meeting is scheduled for June 2nd.

Public Comment: Emily suggested that a \$100 per day fine should be considered.

What's on your mind: Don, Brent, Michelle, Lurline and David passed. John said that Mike Wilson would be speaking to the Select Board this evening regarding the Spruce Street subdivision.

Adjournment: Brent motioned to adjourn at 5:36. Michelle seconds. Passed 5-0