

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 1, 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)

MEMBERS ABSENT: Don Hodapp

MEMBERS VIA ZOOM: None

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

GUESTS: Emily Patrick (Moosehead Lakeshore Journal), Alan Tubbs, Scott Harding, Jennifer Whitlow, Gerard O’Neill

GUESTS VIA ZOOM: William Gossage

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

Minutes: September 3, 2025

Motion Made By: David

Second: Michelle

Motion Passed/Failed: 5-0 with corrections

Additions or Deletions: None

Report from CEO: Ron reported on the period from 9/3/25 – 9/30/25. 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. Spoke to store owner regarding tables and chairs on sidewalk and in complete agreement to make sure there is enough passage. John inquired about Lewis Street property. Ron said we are making progress in clean-up and will attempt to find someone to remove the trailer. John asked Ron to follow up with house on Lily Bay Road. John noted that one of the front windows is broken. David asked about a trailer put on a lot on Mayhew Manor. Ron said trailers are allowed for 120 days. After that, it must be put on septic or show proof that someone has cleaned grey water tank. David inquired about the posts. Ron said they

are installing a shed. 14 permits have been approved since last update with a total of 96 for the year.

Action Items: None

Old Business: None

New Business:

Gerard O'Neill. Ron said Gerard sold two parcels which did not trigger a subdivision but now wants to sell parcel 3 and his residence which will trigger a subdivision. Ron said he will notify abutters. There will be no new roads so drainage will not be an issue. John stated that the Board agrees by consensus to go ahead with the subdivision.

Scott Harding. Scott stated that this is phase three of the Black Bear property. He had good success with first two phases. There is no homeowner association. John stated that this is a six or seven step process depending on whether or not we hold a Public Hearing. The Board agreed by consensus to move forward.

Jennifer Whitlow. Jennifer said they are adding four more lots. Two lots have been sold with the remaining two for sale. It's the same plan just adding four more lots. Ron said since this is so recent and the same plan, suggested doing an amendment to the subdivision. John agreed that an amendment would be the way to go. Ron said he will send letters to the abutters. The Board agreed by consensus to go ahead.

Ron said he has been approached by individuals who want to open a boat, ATV, snowmobile repair shop. We don't have a category covering this. The current Ordinance is geared towards cars and trucks. Would like to have another definition which defines "power sports" and where it would be allowed. Ron suggested Rural #1 and #2 and the Village District. Change Rural #2 to CU and to mirror Motor Vehicle Sales/Service Repair. The repair shop would service boats, ATVs, snowmobiles, UTVs, anything that is not a car or a truck. Ron will prepare a draft for Planning Board consideration.

Ron also said he has been approached about a car wash and under what category would it fall. The Board thought a car wash would fit the "Motor Vehicle Sales/Service Repair" category.

Public Comment: Mike stated that there is a lot of good stuff going on in Town.

Items for Next Meeting: Subdivisions, motor/power sports definition

What's on your mind: David asked about the status of the solar panels. Lurline and Michelle passed. John said he attended a film festival in Canada. In one film a woman was by the sea painting, and she was approached and asked if she had a "vendors permit". He said he can't seem to get away from the Planning Board. John said the Select Board approved the vendors fees and it is on the website. The zoning ordinance to allow construction services as a Conditional use in the

Village District and Rural Development District #1 was approved by the Town at the Special Town Meeting. Brent noted that there were a lot of trucks and trailers going in and out of Town.

Adjournment: David motioned to adjourn at 5:37. Michelle seconds. Passed 5-0