

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
October 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: 5:02 p.m.

MEMBERS PRESENT: John Contreni, Chair, David Case, Michelle Weirich, Brent Ireland, Don Hodapp Vacant (Alt. 2)

MEMBERS ABSENT: Lurline Arco (In Lurline’s absence, John agreed to take minutes. Also, Don will stand in for Lurline and have voting privileges.)

MEMBERS VIA ZOOM: None

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

GUESTS: Emily Patrick (Moosehead Lakeshore Journal), Gerard O’Neill; Doug Watt, Jackie Watt

GUESTS VIA ZOOM: William Gossage; Kelly Kenneson

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

Minutes: October 1, 2025

Motion Made By: David

Second: Michelle

Motion Passed/Failed: Passed, 5-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 10/1/25 – 10/14/25. 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. He approved four permits since the last update. Three additional permits are pending, including two for single family dwellings. Year to date, he has issued 100 permits compared to 110 all last year. John thanked Ron for his report..

Action Items: None

Old Business:

1, **Gerard O’Neill subdivision.** In order to expedite the review process, Ron working with Mr. O’Neill filled out the application requirements. Ron sent out six abutter letters and has heard from four, none of whom expressed concerns. The Board considered whether or not to hold a public hearing on this subdivision application and decided not to do so. The Board voted 5-0 to approve the Preliminary Plan (Michelle motioned; David seconded). Ron noted that the application is complete and that this is the Final Plan. David motioned and Michelle seconded that we accept the Final Plan. Motion passed, 5-0.

2. **Jennifer Whitlow subdivision amendment.** The amendment modifies an earlier subdivision application approved by the Board. Ron wrote to five abutters and has heard from two. Brent moved to approve the amendment, David seconded. Motion passed, 5-0.

3. **Scott Hardy, Black Bear Ridge subdivision.** John read the 36 application requirements from the Land Use Ordinance. With the exceptions of nos.6, 7, 15, 18, 27-32, the Board will require the remainder of the requirements. The Board may also require Number 36 if it so deems.

4. **Draft of motorsports definition.** Ron presented a draft of a motorsports definition for possible inclusion in the Town’s Land Use Ordinance. The Board reviewed the draft and made several recommendations. Ron will address these in a second draft.

New Business: None

Public Comment: None

Items for Next Meeting: Black Bear Ridge subdivision; motorsports definition

What’s on your mind: Michelle noted that she had some difficulty locating the Black Bear subdivision. The Board decided to conduct a site visit at its next meeting, November 5, at 4:00 p.m. We will meet at the Town Office at that time. The visit will also include the Blair Hill project. No other comments from Board members.

Adjournment: Brent motioned to adjourn at 5:40 p.m. Michelle seconded. Passed 5-0