

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
December 3, 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)

John noted that there is a vacancy for Alternate 2. Anyone interested should complete an application which is available on the Town Website.

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), Allan Tubbs, Tim Post

GUESTS VIA ZOOM: Scott Harding, Kelly Kenneson, Charles Blades

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

Minutes: November 19, 2025

Motion Made By: Michelle

Second: Brent

Motion Passed/Failed: Passed 5-0 with minor correction

Additions or Deletions: Ron asked to have the Conditional Use Permit for Charles Blades added under New Business 7a. John asked that L.D. 1829 An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density, which was approved by the Governor be placed under Old Business for review.

Report from CEO: Ron reported on the period from 11/20/25 – 12/3/25. 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. Continue working on one subdivision. No

permits approved since last update. Permits awaiting payment/pending 3. A total of 123 permits have been issued to date.

Action Items: None

Old Business: Scott Harding Black Bear Subdivision. John stated that this is a 7-step process. We are at step 7 which is whether or not to have a public hearing which the Board has decided not to do. Some members did a site visit. David thanked Scott for the subdivision and stated how beautiful it is there. John asked Ron if he had a final plan. Ron, yes. John asked if there were any other questions and seeing none, moved for a motion to approve. David moved to accept Brent seconds. Approved 5-0.

Land Use Ordinance Revision regarding LD 1829. An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density. David noted that a minimum lot size may not exceed 5,000 square feet. John said we have until July 1, 2027, to get our Land Use Ordinance to comply. John also noted that under “Sec. 22. Training of Current Members. Notwithstanding ... a member of a municipal reviewing authority or municipal body hearing zoning appeals holding office on the effective date of this Act shall attend a training as described in Title 30-A, section 4364-C, subsection 4 within 180 days of the effective date or if a training is not available within the 180-day period, must attend the next available meeting.” Since we are Planning Board Members, we need to attend a training seminar. John said he is a member of MMA and encourages all Members to join. We have 6 months from June 20, 2025, to get training.

New Business: Ron informed the Board that Friday will be his last day and introduced Tim Post as the new Code Enforcement Office. Tim said he has been a resident of Greenville for the past 33 years. Originally, he was a forest ranger and then transferred to a Maine Forester in 2008 and became a supervisor and handling regulations for the past 27 years. Everyone welcomed Tim aboard.

Conditional Use Permit for Charles Blades. Ron said this property is located at 7 North Maple Street which is next to the Juniper Hotel. The lot is .13 acres and is zoned for two units. Charles would like to remodel and utilize the unfinished space and increase to 3 units which will help increase housing. John asked Ron if he saw any red flags. Ron, no. It does not fall under accessory dwelling unit since not primary dwelling. John hearing no further questions or concerns, told Charles to work with Tim going forward.

Public Comment: None

Items for Next Meeting: Blades Conditional Use Permit. David asked if we should revisit the Fence Ordinance. Ron said he will forward to Ordinance to our attorneys (Katahdin Law in Bangor) and ask them to highlight areas to be addressed.

What's on your mind: Brent said the panels for the library walkway are completed and he is waiting for "decent" weather to install. Board members wished Ron the best in his endeavors.

Adjournment: David motioned to adjourn at 5:24. Michelle seconds. Passed 5-0