

TOWN OF GREENVILLE PLANNING BOARD MEETING

Municipal Building

7 Minden Street, Greenville, Maine 04441

Planning Board meeting for Wednesday February 19th, 2025, at 5:00 p.m.

AGENDA

Board members/Staff Present at meeting:

☒ John Contreni (Chair) ☒ Michelle Weirich ☒ Brent Ireland
☐ Lurline Arco (Secretary) ☒ David Case ☒ Don Hodapp
(alt.1); ☐ Vacant (alt.2)
☒ Mike Roy (Town Manager)
☒ Ron Sarol (Code Enforcement Officer)

Guest: Emily Patrick, *Moosehead Lakeshore Journal*

1. Opening of the Meeting & Declaration of Conflicts of Interest: John opened the meeting at 5:11 p.m. He noted that in Lurline's absence that Michelle has volunteered to take minutes, Furthermore, Don will vote and that all votes will be by roll call since one member participated by Zoom. He asked if PB members had any conflicts of interest with any agenda items. None reported.
2. Minutes: February 5th , 2025 minutes. Brent moved that the minutes be approved;; David seconded. Motion carried, 5-0
3. Additions of Deletions to the Agenda. None
4. Code Enforcement Officers Report. Ron reported on the period from February 6 through February 19. He continues to work on land use ordinance set back changes, violation penalties, and a dangerous building ordinance. He issued one permit for charging stations at Indian Hill.
5. Action Items: None
6. Old Business: Final discussion on changes to property line setbacks. Ron presented a draft version of a reduced setback definition for Article V, p. 23 of the Greenville land use ordinance as well as proposed changes to Table V-2 of Article V. After discussion, David moved and Brent seconded that the proposed changes be approved. Motion carried 5-0. John will inform the Select Board later this evening and present the proposed changes to the Select Board at its March meeting. If approved by the Select Board, the proposed changes will go before the town residents.
7. New Business: Zoning changes to Downtown district to village commercial. Ron brought

to the Planning Board's attention several requests from landowners to consider changing the zoning category of their properties. After preliminary discussion, the Planning Board will further examine the requests.

8. Items for next meeting, March 5:
 - a. Zoning change requests;
 - b. Dangerous building ordinance;
 - c. Violations ordinance.
9. Public Comments: None
10. What's on your mind? John expressed appreciation for the comprehensive coverage the *Moosehead Lakeshore Journal* has been giving to Planning Board proceedings. He urged Board members to respond positively when the *MLJ* offers to profile Board members.
11. Adjournment. Don moved and David seconded that we adjourned at 5:36 p.m. Motion carried, 5-0.