

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
March 19, 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, Michelle Weirich, David Case, Brent Ireland, Vacant (Alt. 2)

**MEMBERS ABSENT:** None

**MEMBERS VIA ZOOM:** Don Hodapp

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

**GUESTS VIA ZOOM:** None

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

John would like to add, under #6 Old Business, a brief report on the Select Board meeting of March 6, 2025. Agreed 5-0.

**Minutes:** March 6, 2025

**Motion Made By:** David

**Second:** Brent

**Motion Passed/Failed:** Passed 5-0

**Additions or Deletions:** None

**Report from CEO:** Ron reported on the period from 3/5/25 – 3/18/25. 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, and transfer mortgages and deeds to our system. Ron also continues to work on Land Use Ordinance Violation Penalties, Dangerous Building Ordinance and proposed zoning changes. Ron worked with Fire Chief Murray to tarp the sand pile at the Public Works Department. The old tarp was destroyed by wind this winter.

Ron met with two officers from the Maine Forestry regarding tearing down and rebuilding the building on Lakeview Street. The building is currently on stilts. Possible new building on the corner of Eveleth and Moosehead Lake Road. Property on the corner of Norris Street and Lily Bay Road is owned by Telford Allen and would like to put in a doggie day spa and have boarding capabilities. The vendor permit is for a non-profit booth where they would hand out free religious literature. Two new permits were issued and two awaiting payment with a total of 10 to date.

**Action Items:** None

**Old Business:** Regarding the rezoning of a portion of the Commercial/Industrial District to Village District, Ron was unable to speak to the landowner who lives out of state, but did speak to the daughter who said she needed to speak with her mother directly. Ron asked if a public hearing was needed for the Hammond Lumber rezoning. John, yes. The Board is ready to go forward, just waiting to hear from the landowner. Ron said he will reach out again.

Discussions ensued regarding Property Maintenance Ordinance and Dangerous Building Ordinance. David thought combining both ordinances into one made sense. The Board agreed. John said the Town of Anson ordinance mirrors Greenville population wise. David raised concerns about a definition regarding a dangerous building and the potential liability for the Town if declared dangerous and someone was injured. Brent said when the EMTs enter a building and they felt it was dangerous, they would contact DHHS to assess the building and possibly relocate the tenants. John said he would put together a draft incorporating our comments together with Ron's draft and the ordinances from the Towns of Paris and Anson.

John said he presented to the Select Board our proposed changes to the Town's Land Use Ordinance regarding setbacks. One of the Select Board members suggested reducing the setback from 10' to 5' for primary dwellings also. The Select Board approved the amendment. They did not vote on approving this change but will vote on it at their meeting later this evening.

Ron said he is still waiting for a complete packet on the Blair Hill Subdivision.

**New Business:** None

**Public Comment:** None

**Items for Next Meeting:** Dangerous Buildings/Property Maintenance draft, two zoning changes, Public Hearing scheduled for 5:00 p.m. on April 2, 2025, regarding the two zoning changes with the regular Planning Board meeting to begin at 5:30 p.m.

**What's on your mind:** Brent, Michelle, David, Don and Lurline passed. John reminded everyone of the upcoming Northern Forest Centers webinar on short-term housing scheduled for April 2<sup>nd</sup> from Noon to 1:30.

**Adjournment:** David motioned to adjourn at 5:26. Michelle seconds. Passed 5-0