

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
March 6, 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:** Don Hodapp

**MEMBERS VIA ZOOM:** None

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

**GUESTS VIA ZOOM:** Emily Patrick, Joe Finn

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

**Minutes:** February 19, 2025

**Motion Made By:** David

**Second:** Michelle

**Motion Passed/Failed:** Passed 4-0-1

**Additions or Deletions:** None

**Report from CEO:** Ron reported on the period from 2/20/25 – 3/5/25. 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 Penalties, Dangerous Building Ordinance and proposed zoning changes. One new permit issued and one awaiting payment with a total of 7 to date. Ron handed out a packet regarding changing Downtown 2 District to Village Commercial District for the Hammond Lumber property to enable them to construct a building in order for them to store some of the materials, which are now stored outside, to be moved indoors. If rezoned, Hammond would be allowed 50% lot coverage, and no structures larger than a

combined 20,000 square feet per lot. Once rezoned, they would go through the Conditional Use Permit process. Ron also provided a chart which showed changing some of the Industrial/Commercial District to Village District which would change the zoning to allow single family, two family, small hotels, restaurants, assisted living facilities, etc. Ron said he will get back to the Board after he has had an opportunity to speak with the landowners. Mike mentioned that these changes require a Town vote. John said we will present changes to the Select Board as a package and not individually.

**Action Items:** None

**Old Business:** Ron gave the Board a draft regarding Dangerous Building Ordinance for the Town. He also gave the Board copies of Property Maintenance Ordinances for the towns of Paris, Anson and Oxford to review for ideas. Ron also asked if the Board would be interested in rolling Property Maintenance into the Dangerous Building Ordinance. John said we would review the material for our next meeting. Ron said he has received complaints regarding the condition of properties on Lily Bay Road and Pritham Avenue.

**New Business:** None

**Public Comment:** Emily asked if a member of the Board would volunteer to be interviewed. John and David have done so already. Michelle offered.

**Items for Next Meeting:** Dangerous Buildings, Property Maintenance, two zoning changes, possible subdivision.

**What's on your mind:** Brent, Michelle, and Lurline passed. David said Eveleth Road is in terrible disrepair. Mike said the gravel and shale are frozen and they are waiting for the release of funds from FEMA. Mike said that as soon as they get access to material, the road will get repaired. John said the Comprehensive Plan has been approved by the Select Board but has not yet been approved by the State of Maine. State thanked the Planning Board for the increased housing.

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