

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 16, 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: Emily Patrick

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

Minutes: April 2, 2025 Public Hearing

Motion Made By: Brent

Second: Michelle

Motion Passed/Failed: Passed 5-0 with small minor change

Minutes: April 2, 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 4/2/25 – 4/15/25. 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. Ron is waiting for the final survey on the

Blair Hill Subdivision. Once received, Ron will present the Board with a complete package. Ron received a phone call from the Maine Department of Environmental Protection (DEP) regarding an outdoor wood boiler which is too close to an abutting neighbor. John asked if the DEP had regulations regarding this. Ron, yes. Depending on size set back could be 270 feet or up to 500 feet. Brent asked if there is a certain height for the chimney. Ron, yes. Received many calls regarding and questions about potential building permits. Primarily for sheds and garages. Ron received today a Conditional Use Permit for the triangle property (Moosehead Lake Road and Eveleth). David asked if the Town Assessor was able to give Ron a list of the number of homes in Greenville. Ron said the Assessor will address next time in Greenville. John asked if a helipad is allowed in Greenville. Ron said it would be allowed in Rural Development with a permit. Ron said that Mike Hammond wanted to know if he could begin the Conditional Use process with the understanding that it is contingent upon a successful Town vote on June 2nd. If approved, he can “hit the ground running”. The Board approved 5-0 contingent upon Town approval.

Ron has one permit pending and two that need additional information, a total of 15 to date.

Action Items: None

Old Business: John asked if anyone had any comments or suggestions regarding the Setback Variance Request Form. John suggested that an updated Survey would be required if the current Survey is older than 10 years old. Ron said he will revise the Form for our review at the next meeting.

The Board next reviewed the proposed Property & Building Safety Maintenance Ordinance. John said the changes he made are in “red”. He said he took Mike’s advice and added “regular posted work days of the Town Office” in Section 9: Enforcement Penalties. John said he also received an e-mail from Sawyer Murray, Fire Chief stating:

“After reviewing the draft regarding the proposed ordinance, I feel it covers the most important topics I get complaints on. Number one – being dangerous unoccupied buildings and number two – nuisance buildings and/or issues pertaining to a building (look/smells). It seems to spell out the proper procedural steps to take action on such properties as well. This will be a HUGE step forward for our community. Thanks for the solid work by your team.”

Lurline pointed out some minor changes along with including the Junkyard & Automobile Grave Yards Statute law to be included in Section 9: Enforcement Penalties.

New Business: None

Public Comment: Emily asked for clarification about the outdoor wood burner on Pleasant Street. Ron said he received a phone call from the DEP regarding an outdoor wood boiler which is too close to an abutting neighbor. Emily also asked either Brent or Lurline to be interviewed for know your Planning Board. Brent volunteered.

Items for Next Meeting: Property & Building Safety Maintenance Ordinance, Setback Variance Request Form, Conditional Use Permit for Mike Bouton, Blair Hill Subdivision.

What's on your mind: Brent, John, Lurline and Don passed. Michelle asked how soon can the Property & Building Safety Maintenance Ordinance be enforced once passed. John said immediately upon passing. David said he guesses the project on Lewis Street is going forward since they did a controlled burn. John said yes, going forward.

Adjournment: David motioned to adjourn at 5:27. Michelle seconds. Passed 5-0