

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 2, 2025
PUBLIC HEARING

NOTE TO PUBLIC: There will be a video recording of this Public Hearing 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, Brent Ireland, Michelle Weirich, Vacant (Alt. 2)

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: Don Hodapp

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

GUESTS: Joseph Pelletier, Angela Pelletier, John Pelletier, Alisia Burk, Paul Breton, Scott Hersey

GUESTS VIA ZOOM: None

John stated that the purpose of this Public Hearing is to hear public comments on two proposed zoning changes that the Planning Board has been considering for the past several weeks.

The first zoning change would be Commercial/Industrial to Village District. This would open the property up for more uses commercial as well as residential. A large portion of the land is not being used. The State has been encouraging us to find more areas for housing, and we thought this might be a good place to start. Ron provided a chart highlighting the two districts and the changes that would occur. John opened the floor to comments/questions.

Scott Hersey said he attended this evening since he helped set up the Industrial Park in the late 1980’s early 90’s. The Greenville Steam Company owned all the land at the time. The sawmill that was located where Woody’s is now, had just closed. So, if someone was interested in setting up a sawmill or an industrial business, the industrial park was established. There were a couple of small sawmills operating and the Steam Plant was hoping to partner with them where they would purchase their energy from them. Grant money was established for the road. Trying to get industry

into the area. Weren't worried about getting housing then. Needs have changed as well as ownership. The State dissolved the association in 2012. Ron said Alisia's property was not included since he didn't know what she wanted to do. Changing to Village/Residential allows a lot more opportunities than industrial. Mike said the office has received, in the past few weeks, two requests. One person was looking for 40 acres for a business and one for 3 acres for a store with a garage on the main drag. Question was raised as to what happens if someone wants to start something industrial. John said this is just one parcel. There is still industrial property. Ron said this is just a piece of property that is not being used.

There being no more comments/questions, John moved to the second proposal changing Downtown District #2 to Village Commercial District.

Ron said Hammond Lumber owns 3 lots and has requested to build a large building to house their outside materials now lying on the ground. John asked if they would build the building on the rear of the property. Ron said not yet unless zoning changed. Under old zoning Hammond can cover 90% of property, under new zoning regulations 50%.

John asked if there were any more questions. Hearing none, the Public Hearing concluded at 5:18 p.m.