

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 2, 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: 5:30 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: March 19, 2025

Motion Made By: David

Second: Brent

Motion Passed/Failed: Passed 5-0

Additions or Deletions: Add Setback Variance Request Form to 4a.

Report from CEO: Ron reported on the period from 3/19/25 – 4/1/25. 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 visited with several landowners regarding the proposed zoning changes in the Industrial District from Commercial/Industrial to Village District. Ron extended the deadline for 3 permits for projects not finished. Worked with landowner on a possible new subdivision on Bayview Drive. Since the property was split within the last 5 years, need to do a subdivision. Waiting for the survey for the Blair Hill Subdivision to complete the packet. One new permit was issued and one awaiting payment, a total of 12 to date.

John asked if once the updating is completed to the Geo-Lynx Server, will we have data on how many houses there are in Greenville? Ron, no it will let us know how many actual addresses there are. Sometimes the addresses are for a garage or for vacant land. Mike said the Town Assessor is coming tomorrow and he may be able to put something together from the tax bills.

Ron gave the Board a draft of the Setback Variance Request Form that will be used if approved by the Town vote. Ron asked for comments, suggestions and/or additions. The form will be put into each file so if there are any questions, this will explain why people were allowed to build within 5' of the property line.

Action Items: None

Old Business: John asked if anyone had anything to add on the proposed zoning changes from the Public Hearing. There were none.

Regarding the Property Maintenance Ordinance and Dangerous Building Ordinance, John stated that Ron has provided the Board with ordinances from the Towns of Anson, Oxford and Paris, Maine. John said he provided the Board with an Ordinance from Milo. John came across it because he read an article in The Eastern Gazette, March 28-April 13, 2025, on their Select Board meeting where the Town Manager stated:

“The select board also voted to set a dangerous building hearing for 1 Chase Hill Street to take place at 6:30 p.m. on Wednesday, May 14, immediately preceding the regular Milo Select Board Meeting.

“The property burned in a structure fire a year ago last October, so it has been in this state for 18 months now,” Canney said after the meeting. “The property owner didn’t have homeowner’s insurance, so when it burned they weren’t able to rebuild it.”

John prepared a draft Property & Building Safety Maintenance Ordinance based on Anson’s Ordinance. He also took language from Ron’s draft and from the Town of Paris. Also, the question arose as to what 10 working days are. Monday – Friday, except Greenville’s working days are Tuesday – Friday. John consulted with in-house counsel, his daughter, who suggested that it be specified in the ordinance. Mike said if the Town’s working schedule changed, the ordinance would need to be changed. Mike suggested possibly saying “follow the Town’s Office working schedule”. John said he would reword this language. John took from Ron’s draft, Section 7, “a minimum of two municipal office agree that it meets any of the following criteria:

- It is structurally unsafe;
- It is unstable;
- It is unsanitary;
- It constitutes a fire hazard;
- It is unsuitable or improper for the use or occupancy to which it is put;

- It constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment or is otherwise dangerous to life or property.”

From the Anson ordinance, I liked the definitions at the end. John asked the Board to review for discussion at our next meeting.

New Business: None

Public Comment: None

Items for Next Meeting: Property & Building Safety Maintenance Ordinance, Setback Variance Request Form

What’s on your mind: Michelle, David and Don passed.

John discussed the Northern Forest Centers webinar on short-term housing which was from Noon to 1:30 today. There was representation from four small/rural towns in New York, New Hampshire, Vermont and Maine. The highlights he took away from the webinar were that you need regulations and registering. Encouraged to be proactive. Very helpful to include the community. Focus on health and safety issues, fire, occupancy. Balance between entrepreneurship and protecting neighborhoods. They all said you need to charge some type of fee but not exorbitant. Fees should cover administrative costs. The main thing is to start with registering short-term rentals to get a handle on how many there are. With the issue of safety issues, it prompted John to send the draft Property Building Safety Maintenance Ordinance to the Fire Chief. John said he will present to the Select Board tonight during their public comment. Brent said he has been reviewing videos on floating air b-n-bs which are becoming a big thing. You can’t charge taxes because you don’t have land. There are no restrictions. Ron said there was one, before his time, and they had to leave Greenville. Mike said Greenville’s line is from the West Cove to the East Cove up to Sandy Bay. There is no jurisdiction on the water. Lurline commented that a young worker had to leave Greenville because the place she was renting was sold, couldn’t afford to buy something and there was nothing to rent.

Adjournment: Michelle motioned to adjourn at 5:56. Brent seconds. Passed 5-0