

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 21, 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: Ronald Sarol (Code Enforcement Officer)

GUESTS: Margarita Contreni, Lauren Brinkmann, Emily Patrick (Moosehead Lake Journal), Jennifer Whitlow, Michael Boutin, Thomas Kubas, Bonita Doughty, Diane Bartley

GUESTS VIA ZOOM: William F. Gossage, Jr. (Fred)

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

Minutes: May 7, 2025

Motion Made By: Brent

Second: Michelle

Motion Passed/Failed: Passed 5-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 5/7/25 – 5/20/25. Ron continues to assign 911 addresses to new properties and update existing properties using the State’s Geo-Lynx Server. 7 new permits have been issued for 2 signs, 3 sheds, a demolition permit and a garage for a total of 27 to date. John asked about the sheds on the Scenic Corridor and whether it has been addressed. Ron said he spoke with Craig Watt. He is aware and it will be taken care of as soon as possible.

Action Items: The action item this evening is to come to a decision on the Blair Hill Subdivision. Ron said the packet is complete and Jen has paid the subdivision fee. John asked Jen and Fred if they had any further comments and they did not. John asked the Board for any comments, questions. None being heard, David moved to approve the subdivision and Brent seconded. Passed 5-0.

Old Business: Lauren handed out a packet that contained vendor fee charges for Portland, Camden, Naples, Ellsworth, Bangor, Orono and Millinocket. John thanked Lauren for the information; it will be very helpful. Lauren felt that Portland was the most pertinent at \$546 with Naples being the highest at \$1,000. David said there are vendors at Sea Dogs so would that be the \$282? Lauren said she believed so. John said it was the consensus of the Board to extend the term of the license to a year, but it is not in our purview to set fees. When we finalize our research, we will present it to the Select Board. Ron said it needs further review and to look at different fees, for example, push carts. Lauren said she is on private property and also pays rent to the landowner. Don asked how we handle similar food trucks during fly-in. Ron said the same way. If they are here for Friday, Saturday and Sunday, it's \$75 per day. Monday through Thursday is \$50 per day. If you are a craft vendor, you would fall under Dave Goodwin's blanket permit. Ron said he can only place people on Town property not private property. You would need to get the owner's permission.

New Business: Next order of business is a Conditional Use Permit. John told Mike Boutin that this is a 6/7 step process. Tonight is the preliminary meeting. We look at the plan and ask questions or comment. John then read the 17-step application requirements to see what is required, and if the plan is suitable, we will encourage you to go forward. John asked how many retail spaces. Mike said the building is less than 3,000 square feet which would allow up to 4 spaces. David asked if one-story. Mike, yes. John noted that there will be parking spaces. John inquired about the look of the building. Mike said they will try to make it fit with the character of the Town, probably cedar-shake siding. The building currently on the property will be removed. John read the 17-step requirements. All of the requirements are needed except 14 and 15. Mike said there was a gas station on the site at one time. The tanks have been removed, and he will provide the necessary documentation. It was the consensus of the Board that Mike proceed to complete a full application working with Ron.

Public Comment: None

Items for Next Meeting: Vendor's Ordinance fee structure

What's on your mind: Brent, Michelle, Lurline, David and Don passed. John will be presenting our Property & Building Safety Maintenance Ordinance to the Select Board at 6:30 tonight. If any Board members are available, please come back and participate.

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