

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 7, 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: Margarita Contreni, Lauren Brinkmann, Abby Freethy, Emily Patrick (Moosehead Lake Journal), Jennifer Whitlow, Whitney Folsom, Claudine Dallan, William Dallan

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

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

Minutes: April 16, 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 4/16/25 – 5/6/25. 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 continues to review and prepare the Blair Hill Subdivision and continues to investigate the complaint of an outdoor wood boiler on Pleasant Street. Ron met with the new owners of the Moosehead Chalet regarding new docks and possible other work to their property. Ron also met with representatives from Maine Department

of Environmental Protection along with Mike Roy at the Greenville Transfer Station to discuss the possibility of adding some new services.

3 new permits have been approved with 2 permits pending, for a total of 20 to date. John noted, and was pleased, that two of the permits were for fences and the applicants went through the necessary process. Lurline asked about the property on Lewis Street that has an abandoned trailer and trash. Ron said they contacted the owner, and a dumpster should be placed on the property this week.

Action Items: Approval of the Setback Variance Request Form. John asked for comments. Ron said he was thinking about requiring a Survey if the current one is 10 years or older. A new Survey could cost between \$2,000-\$3,000 which might deter someone from doing a \$500 project. John said we thought a new Survey might be appropriate because some properties date back 100 years or more. John read Ron's new language:

"Property Information: (please provide a copy of most recent survey, if property lines are not clearly defined the CEO may request a new survey)"

David agreed that it is a big expense. Lurline suggested contacting the adjoining neighbor to make sure both parties agree on the survey line. John asked the Board if we thought this language was appropriate. The Board agreed.

Next order of business is the proposed Property & Building Safety Maintenance Ordinance. John said a few weeks ago he read an article from The Eastern Gazette regarding a dangerous building in Milo and he came across another article in The Eastern Gazette, dated April 18-24, 2025 in the Town of Sangerville which states:

"Town of Sangerville Public Hearing - the Town of Sangerville will be holding a public hearing at 5:00 PM on Wednesday April 30, 2025 at the fire station on condemning the property on 6 Mill St, as a dangerous building."

John pointed out that we are not the only ones thinking about this.

John provided the Board with the third draft of the Property & Building Safety Maintenance Ordinance which shows the changes in "red". Asked if there were any comments/questions. John said if approved, he cannot bring it to the Select Board tonight since it will need to be put into Town Ordinance form and will then present it to the Select Board at their next meeting. David moved to accept and Brent seconds that our proposed draft to the Property & Building Safety Maintenance Ordinance be forwarded to the Select Board. Passed 5-0.

Old Business: Blair Hill Subdivision. Ron stated that the package is complete and is awaiting payment. Ron mentioned that Jennifer and Fred did a terrific job of putting it together. John asked Fred and/or Jen if they had any comments. Fred said they are looking forward to breaking ground next month and are using all local materials, construction, etc. John said that the final plan is

complete, which is step 6 in an 8-step process. At our last meeting we decided not to have a Public Hearing. John asked Ron if he had heard from any of the abutters. Ron said that Sheehan had some questions. Sheehan asked why we did not have a Public Hearing. Ron said we felt it wasn't necessary since there are only five abutters and it is off the main road. Sheehan asked if the Subdivision Application is available for review by the public or just the Planning Board. John said he saw no problem with Sheehan reviewing the application. Ron said he would send it to him electronically. Sheehan was concerned about the size of the lots because these are small compared to most subdivision lots which are 3+ acres and these are 1-acre. Fred said there are some 5-acre lots on top of the hill. The concept is to come in and buy a 1-acre lot with a two bedroom, two bath cabin and if not being used, have the option to lease back to Blair Hill. As you know, Jen has only 10 rooms and is usually at full capacity. This would enable us to bring more people into the community. It will be the same level of construction as Blair Hill, but without the view and we felt that 1-acre lots would be a better fit and cluster them in the pasture. We are also thinking about neighbors and left a path of green open space. We could also plant trees or a privacy fence. Sheehan said he appreciates their efforts, and that Jen has been open with him. Sheehan asked how the septic and wells will work. Fred said it is yet to be determined since they need to know what type of shelf is under there. Right now, two lots will share one septic, but we won't know until testing is done if each will require their own. Sheehan, so there will be six different owners who will use it privately or lease to the Blair Hill Inn? Fred, yes. Some don't want to lease and the minority wants to get involved. Sheehan asked if construction is mandated and what if they don't want what is being offered? Fred, there is only one option. Buyer can pick the interior but if they want to deviate, would need to purchase a 5-acre lot. One person has already done that. Sheehan, so six structures will look similar. Sheehan asked if these were being offered publicly or privately and just giving a heads up? Fred, we are working on presale. Need to get the Town's approval. Sheehan thanked everyone for allowing him to ask questions. Fred, no thank you for allowing us to do this. Jen said the reason they are doing 1-acre lots in the meadow is the natural shrubbery and trees which give a shield to your house. We will have to do minimal clearing since it is open space and an open meadow. There is some nice landscaping that will separate the cabins from one another and the cabins from Sheehan's house. Sheehan said he didn't ask about landscaping; didn't feel it was his place but the more that stays the better. Jen said there will be a bare minimum of clearing. Jen said the road will come up the back to access the cabins but only pedestrian traffic between the cabins and the Inn. Whitney wanted to know if the subdivision by-laws only allowed the cabins to be rented through Blair Hill or could they go through a third party? Jen, only Blair Hill. Sheehan wanted to know what would happen if Blair Hill changed ownership? Jen said the management agreements would transition to the new owner with Blair Hill still managing. Jen said they will also maintain the grounds. Sheehan, how long does the management agreement run? Jen said they would probably reup annually. Fred said most of the interested parties are local. So, after their 2-week stay, and they head south, Jen would step in and rent the cabin. Sheehan asked if seasonal or year-round. Fred, seasonal.

There being no further comments or questions, John stated that the next step is for the Board to come to a decision on the application. The Board is to review the packet and review at their next meeting in two weeks.

New Business: Lauren is the owner of Café Crepe. They have been doing business in Greenville for 14 consecutive years. Went to renew her vendor's permit and found it went from \$75 to \$1,000. Ron said that the \$1,000 fee has been in place for the past 6-7 years, but previous Code Enforcement Officers did not enforce it. Lauren said she checked different towns in Maine and found that:

Portland - \$545/year

Camden - \$100/year

Naples - \$1,000/year on private land and \$2,000/year on public land

Ellsworth - \$45/year

Bangor has 3 days, 3 months up to a year - \$282

Orono - \$100/year

Millinocket - \$25/year

Lauren said that \$75 was on the low side but proposed \$200 and would like to change the permit to annually or at least 6 months. I would like to do May to October. Ron looked at vendor permits around the State and found that \$1,000 was not unreasonable for 5 months. The City of Bath charges \$250, Bangor commercial vendor permit is \$1,500 for May through October and \$1,000 for June through September. Lauren said Greenville is not inviting. There are no places to eat. David asked Ron what the charge for vendors over fly-in weekend was. Ron said \$200 for the weekend and last year we had a record amount more than ever before. Lauren said she never paid \$200 for an event. Ron said we don't have a shortage of vendors; we have a shortage of places. The issue is also what they are vending. Abby said in 2017 she had a food truck and nowhere to park it. Lauren said she will renew her permit but it's a lot to pay if this is your first year. Whitney said it would be nice to have brick and mortar available for the food service industry. John said it is within our purview to extend permits to annually. We can do that but any fees are the prerogative of the Select Board. John thanked Lauren for bringing up valid points, but we need to review and study it. Lauren asked if the amount is based on other towns? John, yes that's how we do everything. Ron said the Vendor's Permit was updated to include a special event fee and a coordinator for fly-in. Mike said it needs to be presented to the Select Board and then needs to go to the Town meeting or a Special Town meeting for a vote. William, who is Lauren's father, said he asked Naples why they increased their fee and they said they were inundated with food trucks and did so to reduce their numbers. Brent said that since you are here all year, maybe a fee should be charged differently from those who come for only one event.

Public Comment: Whitney said there should be dozens of places to eat. She thinks that should be the big picture and goal. Also, a lodging tax. Jen said there is a lodging tax and it's 9%. Bottom line is to make it easier to do business in Greenville. Abby said she has two pushcarts and wanted to know if it would be the same fee structure. This should be addressed and fees not just cookie cutter.

Items for Next Meeting: Vendor's Ordinance fee structure, Blair Hill Subdivision, possible Conditional Use Permit-Mike Boutin

What's on your mind: Brent, John, and Lurline passed. John appreciated all the public comments from everyone in attendance and on Zoom. David commented that it was a very good meeting, and it was nice to have people in attendance and voice their opinions.

Adjournment: David motioned to adjourn at 5:51. Michelle seconds. Passed 5-0