

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
June 18, 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, David Case, Brent Ireland, Don Hodapp, Vacant (Alt. 2)

**MEMBERS ABSENT:** Michelle Weirich

In Michelle’s absence, John asked Don to take her place.

At approximately 5:10, Michelle joined the meeting and Don stepped down.

**MEMBERS VIA ZOOM:** None

**ALSO PRESENT:** Ronald Sarol (Code Enforcement Officer)

**GUESTS VIA ZOOM:** Emily Patrick (Moosehead Lakeshore Journal), Lauren Brinkman, Greg Doughty

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

**Minutes:** Postponed until next meeting

**Motion Made By:**

**Second:**

**Motion Passed/Failed:**

**Additions or Deletions:** John moves to include Vendor and Pushcart fees to be included under Action Items. David seconds. Passed 5-0. Ron asked to have Mike Boutin’s Conditional Use Permit deleted from Item 6. John asked for a motion. David moved to delete, Brent seconds. Passed 5-0.

**Report from CEO:** Ron reported on the period from 6/4/25 – 6/17/25. 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; investigated an unsafe and unsanitary living situation on Washington Street with the Fire Chief and told them they needed to evacuate immediately. They left and moved to Texas; visited the used car lot and asked the owner to move his cars back to a minimum of 75 feet from the road and to install a fence. The owner said he will do his best to move the cars back, but he is financially unable to hire someone to install a fence, and he is physically unable to do it himself. John asked about the dangerous building on Lewis Street. Ron sent a certified letter to the owner and has not gotten receipt back that the letter was picked up at the post office. If he doesn't hear within two weeks, he will have the Police Department serve him. John asked if the new dog place resolved the issue with the fence. Ron said they are in compliance. John said there is a home on Lily Bay Road, 73, with an overgrown lawn and a tree on the house. Ron said he will follow-up on it.

Since the last update, Ron has issued 11 permits for a total of 42 to date.

**Action Items:** Consideration of Vendor and Pushcart fees. John prepared a comprehensive spreadsheet of Mobile Food Vendors Licenses Fees. The spreadsheet contains approximately 23 different towns and everyone is different. One-half to one-third charge a separate application fee and then a license fee. One-quarter to one-half have a public hearing where the public can question the applicant. Some require a certain distance from restaurants. Vendors are responsible for waste management. There are regulations for sandwich boards. How many you can have per business if you can have them at all. Pushcarts fees usually are \$50/year with Portland being \$322. They also distinguish between public and private land. The three cities comparable with Greenville are:

- Naples - \$250/season private; \$1,000/annual private; \$2,000/annual public
- Rangley - \$1,000/seasonal (5 months)
- Waterville - \$1,500/full season (May-Sept); \$1,000/half (July-Memorial Day)

Greenville's Vendors Ordinance was adopted in 2019 and amended in 2023. We do not have a fee for pushcarts, although they are mentioned in the Ordinance. David said Greenville's fee is high in comparison to other towns. David asked how many vendors there were. Ron said one more coming so two full time. Don asked if there is a separate fee for restaurants. John said Greenville does not have a fee, but the State does. John noted that Camden has a "victualer fee" which does not distinguish between a brick and mortar or a mobile food vendor. David said \$1,000 too high and \$200 too low. Ron said the fee for fly-in for Monday through Thursday is \$50/day and Friday through Sunday \$75/day. Don noted Bangor's fee schedule which seemed simpler to manage. Lauren suggested a fee schedule for one week or annually and could add private or public. Lauren presented the Board with a letter from Stacey Duncan, owner of Stress Free Moose Pub, LLC regarding food vendors in Town. Stacey noted that there is a great need for more dining choices and food vendors add to the downtown experience. Although public land is sparse, there is plenty of private land available and that "vendor permit cost should be reflective of that need and comparable to other municipalities in the state and not prohibitive." John noted that Lauren brought up the structure of fees which is Section 5 of our Ordinance. John said we should do one change instead of piece meal. Ron agreed to simplifying the fee schedule. John said we should review the Mobile Food License Fee spreadsheet he provided one more time and at our next meeting propose a new fee structure and amounts.

**Old Business:** Conditional Use Permit-Mike Boutin has been deleted.

**New Business:** Ron introduced Greg Doughty who is the owner of two lots in the Tumbledown Subdivision. Even though Greg owns both lots, he would like to combine them so he can build since you cannot build across property lines. Transference of lots which are owned for less than 5 years has to go through the subdivision process. Ron has a call into the people in Augusta who write up the subdivision laws to see if this is needed. Greg said there are no restrictions unless you are building a house which must be a minimum of 1200 square feet and completed within two years. Greg is building an outdoor pavilion to host parties for his employees. John said it sounds like a reasonable request and asked if the Board was in agreement for Greg to go forward with the subdivision. Everyone agreed.

**Public Comment:** None

**Items for Next Meeting:** Review Mobile Food Vendors Licenses Fees and structure.

**What's on your mind:** David, Lurline and Michelle passed. John reiterated his concerns about the property on Lily Bay Road. Brent asked Ron about the collection of junk vehicles at a Washington Street home. Ron said he is aware of it. Has been trying to get in touch with the owner.

**Adjournment:** David motioned to adjourn at 5:32. Brent seconds. Passed 5-0