

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
June 4, 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.

The first order of business is to elect a chairperson and secretary following the annual Town meeting according to Section 5A of the Planning Board Bylaws which states:

“Section 5. Officers and Duties. A. Officers of the Board shall consist of a chairperson and secretary to be chosen annually at the meeting following the annual Town meeting by and from regular Board members. The term of all officers shall be one year with eligibility for re-election.”

David nominated John Contreni as Chairperson, Michelle seconds. Approved 4-0-1.

John noted at this time that this will be his final year as Chairperson.

Next order of business is to elect the secretary.

David nominated Lurline Arco as Secretary, Michelle seconds. Approved 4-0-1.

Meeting called to order at: 5:03 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Michelle Weirich, David Case, Brent Ireland, Don Hodapp Vacant (Alt. 2)

MEMBERS ABSENT: None

MEMBERS VIA ZOOM: None

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

GUESTS: Lauren Brinkmann, Wayne Noyes (Hammond Lumber Company)

GUESTS VIA ZOOM: None

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

Minutes: May 21, 2025

Motion Made By: David

Second: Brent

Motion Passed/Failed: Passed 5-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 5/21/25 – 6/3/25. Ron continues to assign 911 addresses to new properties and update existing properties using the State's Geo-Lynx Server. Investigated a possible shoreland zoning violation on N. Birch Street; investigated possible shoreland zoning violation on Deer Run Road (tree cutting); sent certified letters to property owner on Lewis Street regarding unsafe and unsanitary conditions of the property; sent certified letters to abutters of the property at 33 Moosehead Lake Road regarding the Conditional Use application for Black Point Enterprises. Approved 3 permits since the last update. Total of 32 to date.

John stated that the Property & Building Safety Maintenance Ordinance went into action within 24 hours of acceptance and asked Ron to please integrate into our Land Use Ordinance. John asked Ron to post permit reports on the website and also noted that the minutes of meetings are not posted. Ron said minutes were posted and not sure why not there and will look into it. John noted that the used car lot is getting worse. Ron said he would go and see the owner.

Action Items: The proposed zoning change regarding the Hammond Lumber property is from Downtown District 2 to Village Commercial is a better fit and protect the amount of land coverage they can have. David moves to accept the change and Michelle seconds. Approve 5-0. John said the Select Board meets at 6:30 this evening. He will present and ask the Select Board to endorse. If approved, it will be added to several other items for the Special Town Meeting.

Old Business: Continuing discussion on vendor fees, David said the vendor fees seem high in comparison to other towns. Ron reiterated that vendor fees for Monday through Thursday are \$50/day and for Friday, Saturday and Sunday, \$75/day. John said we need to do more research on what other towns are charging for vendor fees as well as pushcarts. John also stated that the Planning Board can only make recommendations, but the Select Board sets the fees.

New Business: None

Public Comment: None

Items for Next Meeting: Vendor fee structure, Conditional Use Permit Mike Boutin, Conditional Use Permit for Jennifer and Andrew Park.

What's on your mind: Brent, Michelle, Lurline, David, John and Don passed.

Adjournment: David motioned to adjourn at 5:31. Michelle seconds. Passed 5-0