

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
July 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: 5:00 p.m.

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

John noted that there is a vacancy for an alternate.

MEMBERS ABSENT: Don Hodapp

MEMBERS VIA ZOOM: None

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

GUESTS: Emily Patrick (Moosehead Lakeshore Journal), Lauren Brinkman, Esther Ireland, Mike Theriault, Scott Appaneal

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

Minutes: June 4, 2025

Motion Made By: David

Second: Brent

Motion Passed/Failed: 5-0

Minutes: June 18, 2025

Motion Made By: Brent

Second: Michelle

Motion Passed/Failed: 5-0

Additions or Deletions: None

Report from CEO: Ron reported on the period from 6/18/25 – 7/1/25. 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; sent a letter of violation by certified mail regarding the fence violation on Lily Bay Road; added the 2025 agenda and minutes back to the website; continued review of Michael Boutin's Conditional Use Permit application which should be ready by the first meeting next month. Permits approved since last update is 4 for a total of 48 to date.

Lurline asked about the truck parked on Pleasant Street with no motor and farm plates, Ron said he is aware of it and the owner also owns the property on Lewis Street. John asked about the house on Lily Bay Road. Ron said he will be sending a letter to the owner. David said the car dealership on the Scenic Corridor is inching closer to the road. Ron said he will pay him another visit. Michelle asked if a fine could be imposed after many attempts and owner does not comply. Ron said he gives people 30 days to comply. Ron said he tries to work with people to reach a solution. He cannot impose a fee. Must go before the Select Board to impose a fee or get our attorneys involved.

Action Items: None

Old Business: Consideration of Vendor and Pushcart fees. John prepared a comprehensive spreadsheet of Mobile Food Vendors Licenses Fees. John went over what was discussed at our last meeting. Moving to a one-day scheme instead of one fee for Monday-Thursday and another fee for Friday-Sunday which would simplify things for Ron. Left weekly and monthly rates the same but we could change those. There were discussions about implementing annual fees for all vendors and add fees for pushcarts as well as taking out seasonal fees and leaving everything else the same. John opened the floor to discussion. David feels the fee is extremely high. He would scratch the \$700/month. Suggested \$50/day; \$100/week; \$350/season. Structure after Dover-Foxcroft. \$50 for pushcarts since they take up less space and are not motorized. Lauren said \$50/year for a pushcart seems quite low and why would that permit be for a year and food vendor 5 months. Ron said fees could be defined by size. Mike said fees should not be made by income but need to be consistent. It was agreed that more research was needed, and we need a more comprehensive list.

New Business: Mike Theriault subdivision proposal. Mike said they purchased the Melrose property on Industrial Park Road. It used to be a cedar mill and is approximately 18 acres along with a house the owner lived in. We would like to split the property into a mini-commercial subdivision which would allow contractors, electricians, plumbers, landscapers, etc. who want to come to Greenville but cannot get property or if they can, businesses not allowed on that property. Mike said he understands there is a Town vote this evening regarding rezoning, and he will be going forward no matter the decision, whether strictly commercial or village/commercial. Mike said that they are not gearing towards building camps, they are leaning towards commercial businesses where a person can put an apartment over their garage, work for a week, then leave and go to their actual home. Mike asked if the Board saw any foreseeable roadblocks and if he needed to do soil testing. Ron said if they were building each individual business, it would be required otherwise it is up to the owner of the property to do the soil testing. John noted that there are 33 questions in the subdivision application that address septic, soil, water etc.

Public Comment: Mike Roy said there are a lot of upcoming contractors that need space. This is a great opportunity.

Items for Next Meeting: Review of Mobile Food Vendors Licenses Fees and structure. Possible discussion of Mike Theriault subdivision.

What's on your mind: David, Lurline, Michelle and Brent passed. John noted that there is a special town meeting at 6:00 p.m. regarding zoning changes and asked members to attend if their schedule allowed.

Adjournment: Brent motioned to adjourn at 5:34. Michelle seconds. Passed 5-0