

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
August 20, 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, Michelle Weirich, Don Hodapp Vacant (Alt. 2)

John noted that in Brent Ireland’s absence, Don Hodapp will take his place.

MEMBERS ABSENT: Brent Ireland

MEMBERS VIA ZOOM: None

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

GUESTS: Emily Patrick (Moosehead Lakeshore Journal), Mike Theriault, Mike Boutin, Shana Burke, Zach Burke

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

Minutes: August 6, 2025

Motion Made By: David

Second: Michelle

Motion Passed/Failed: 4-0-1

Additions or Deletions: Ron asked that Mike Theriault be added to the Agenda. John asked for a motion. David moves, Michelle seconds. 5-0

Report from CEO: Ron reported on the period from 8/6/25 – 8/19/25. 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; continue review of Mike Theriault’s subdivision permit; continue review of Chad and Stephanie Boone’s Conditional Use Permit application; preliminary meeting with Abby Freethy and Jonathan Boyton regarding a Conditional Use Permit application, met with homeowners on Cranberry Isle Road re: rebuilding a boathouse

and wooden pier on Moosehead Lake; working with vendors in preparation for fly-in with a total to date of 152 craft vendors. Ron said they will be closing the Katahdin parking lot to accommodate vendors but will leave a walkway to the Museum. A total of 69 permits have been issued to date. John asked about Abby's and Jonathan's application. Ron said they would like to open a dinette food operation in the old clothing store in the Shaw Block Building.

Action Items: Ron noted that Mike Boutin's Conditional Use Application is complete. Michelle moved to approve the Application, David seconds. Passed 5-0. Mike said the first thing to do is tear down the old building.

Old Business: Regarding Mike Theriault's subdivision application, the abutter letters have been sent out but only 2 have come back. Ron would like more letters back before we proceed further.

Mike Theriault brought up the issue raised in the rezoning of the Industrial District to Village District and what is not allowed relating to construction services. Mike said he is proposing to sell lots to contractors, i.e., plumbers, electricians, landscapers, plowing, etc. so they would be able to build a garage for their equipment and possibly put a dwelling overhead. A lot of contractors do not live in Greenville, and this would enable them to spend the week in Greenville and then go home. Mike wants to keep this type of operation in the Industrial Park area, but not on Pritham Avenue or Lily Bay Road. Ron said could possibly do an overlay or a footnote. John asked Ron to come up with options for the Board to consider.

The Boone Conditional Use Permit is complete except for payment and feedback from abutters.

New Business: None

Public Comment: None

Items for Next Meeting: Boutin Conditional Use Permit, Mike Theriault subdivision, Abby Freethy and Jonathan preliminary meeting.

What's on your mind: Michelle, Lurline, Don and David passed. John thanked Ron for getting the property on Lily Bay cleaned up. Ron will follow up regarding the property by Thorrel Road and Lewis Street.

Adjournment: David motioned to adjourn at 5:41 Don seconds. Passed 5-0