

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
August 6, 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, Michelle Weirich, 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: Heidi St. Jean (Moosehead Lakeshore Journal), Lauren Brinkman, Mike Theriault, Chad Boone, Stephanie Boone

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

Minutes: July 2, 2025

Motion Made By: David

Second: Michelle

Motion Passed/Failed: 5-0 with one addition

Additions or Deletions: None

Report from CEO: Ron reported on the period from 7/2/25 – 8/5/25. 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 Michael Boutin’s Conditional Use Permit; investigated two separate zoning violations on No. Birch Street; a no permit violation complaint on Green Street and on Scammon Road. Ron has 8 permits he has not had a chance to review with a total of 58 permits issued to date.

Action Items: None

Old Business: Discussions ensued regarding the fee schedule for the Vendor Ordinance. David moved to change the seasonal fee to annual. Michelle seconded. Passed 5-0.

David moved to change the fee to \$50/day, irrespective of what day it is, and to \$100/week. Brent seconded. Passed 5-0.

David moved to change the current fee of \$1,000 for mobile food vendors to \$350/season. Brent seconded. Passed 5-0.

David moved to change the 1-day fee under Section 2f to \$10/day with an annual fee of \$50. Michelle seconded. Passed 5-0.

Lurline stated that complaints were made about sandwich boards and outside tables and chairs being placed so pedestrians had to walk in the street to get around them. David suggested that this be a separate item and not included in the Vendors Ordinance. John said he will do more research to see where to put it in the Ordinance.

Cedar Woods Subdivision. Ron stated Mike dropped off the plan and a partially completed application. Ron said he would mail letters out to abutters this week. John read through the 33 application requirements for a subdivision permit. John noted our Dark Skys Ordinance. Mike said he is aware of it. Mike also noted that he will be installing power polls.

Mike Boutin Conditional Use Application. Ron stated that the application is complete. Mike could not be here this evening and asked Ron to present it on his behalf. Mike will be at our next meeting. John said we will review the materials given to us for the next meeting.

New Business: Chad and Stephanie Boone Conditional Use Permit. Ron stated that Chad and Stephanie are interested in starting an indoor golf business. Chad stated that they have an investor who would like to add 2 pool tables in the lounge area which would require the building to have a larger footprint. The design is currently 70x30 and they want to increase to 90x30. The parking lot would remain the same as well as the setback from the septic. John noted that this is on the Scenic Corridor and asked if they knew the restrictions. Chad, yes. Ron stated they should get in touch with the State to make sure they would have access to Route 15 because it is a safety issue.

Public Comment: Lauren thanked the Board for reducing the vendor rate but wanted to go on record that it is still quite high. The fee is higher than in 19 other towns.

Items for Next Meeting: Sidewalk tables and chairs and sandwich boards. Mike Boutin Conditional Use Permit. Cedar Woods Subdivision.

What's on your mind: Brent, Michelle and Lurline passed. John asked Ron about the unkempt property on Lewis Street. Ron said he has sent letters and had not heard back. He knows the

person who owns the property and believes he does not have the financial ability to clean it up or if he has finances to cover the taxes. Not sure where to go from here. John believes it is incumbent upon the Town to do something. Ron said we will probably need to hire a lawyer. John asked about the property on Lily Bay Road. Ron said he has sent letters with no reply. John said there is an empty house just above Thorrel Road. Ron said it is the old Wortman house which has new owners and will look into it. David thanked John for doing his civic duty in taking care of the gardens and planters in Town.

Adjournment: Brent motioned to adjourn at 6:04. Brent seconds. Passed 5-0