

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
September 3, 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, Brent Ireland, Don Hodapp Vacant (Alt. 2)

John noted that there is still a vacancy for an alternate on the Board.

**MEMBERS ABSENT:** None

**MEMBERS VIA ZOOM:** None

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

**GUESTS:** Emily Patrick (Moosehead Lakeshore Journal), Mike Theriault, Stephanie Boone, Chad Boone, Alan Tubbs

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

**Minutes:** August 20, 2025

**Motion Made By:** David

**Second:** Michelle

**Motion Passed/Failed:** 5-0 with corrections

**Additions or Deletions:** None

**Report from CEO:** Ron reported on the period from 8/20/25 – 9/2/25. 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; working with vendors in preparation for Fly-In with 105 vendors and 15 vendors will be under tents, our biggest year yet; Rick Levine is a scrapper and will clean up the Lewis Street property and has the owners approval to do so; spoke with Tom Watt about moving the sheds back. 9 permits have been approved since last update with a total of 82 for the year.

**Action Items:** Cedar Woods Subdivision Application is complete. Ron said all notices have come back with one being returned as “not delivered”. David moved to approve the Cedar Woods Subdivision with Restrictive Covenants, Brent seconds. Passed 5-0.

Ron stated that the Boone Conditional Use Permit Application is complete. All receipts from abutters have been returned. Brent moved to approve the Application, David seconds. Passed 5-0.

**Old Business:** None

**New Business:** Ron said if we change the Construction Service in Article V. Land Use Districts and Requirements, Commercial Category, in the Village District and Rural Development District #1 from N (prohibited use) to CU (conditional use) would still give the Board control and would be a good compromise. John asked if this would require a Special Town Meeting. Ron yes. Michelle moves to amend Article V to change Construction Service from N to CU in both the Village District and Rural Development District #1 and amend Table V of the Land Use Ordinance in the commercial category column, David seconds. Passed 5-0. John said this is a great option and will convey to the Select Board so they can call for a Special Town Meeting.

Regarding sidewalk standards, John noted that in Article VI. Section 11, Signs, 9a. states: “9.a. above, as long as there is at least 36 inches of safe sidewalk passage for pedestrians and handicapped access, and the sign owner provides proof of liability insurance naming the Town as the insured party for any sign located within the public way. d. In no case shall signs be placed in a manner that creates a safety hazard.”

Ron said he will speak to store owners who have tables, chairs and signs in walkways.

**Public Comment:** None

**Items for Next Meeting:** Sidewalks

**What’s on your mind:** All Members passed.

**Adjournment:** Michelle motioned to adjourn at 5:19. Brent seconds. Passed 5-0