

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
April 1, 2026

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, Allan Tubbs (Alt. 2)

John announced that Allan was endorsed at the last Select Board meeting unanimously.

**MEMBERS ABSENT:** None

**MEMBERS VIA ZOOM:** Don Hodapp (Alt.1)

**ALSO PRESENT:** Tim Post (Code Enforcement Officer), Mike Roy (Town Manager)

**GUESTS:** Emily Patrick (Moosehead Lakeshore Journal), Sally Farrand, Valarie Flanders, Mike Wilson (Northern Forest Center)

**GUESTS VIA ZOOM:** Isabella Roson (Northern Forest Center), John Whitten (Haley Ward, Inc.)

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

**Minutes:** March 18, 2026

**Motion Made By:** Brent

**Second:** David

**Motion Passed/Failed:** Passed 4-0-1

**Additions or Deletions:** None

**Report from CEO:** Tim reported on the period from 3/18/26 – 4/1/26. Tim continued working on assigning 911 addresses to new properties and updating existing properties using the State’s Contributor Server. Answered questions regarding ordinances and permits. Worked on road

opening permit for Pine Street; prep for Spruce Street Subdivision; road naming for the Blair Hill Overlook subdivision; inquiry for tiny home in Washington Street trailer park; and reviewed 911 Addressing Ordinance. Permits approved since last update 2. Permits awaiting payment/pending 9. Permits issued to date 16.

**Action Items:** John asked the Board to make sure they signed the Amended Black Bear Phase III Subdivision Plat before they leave today.

**Old Business:** Update on LD 1829. Tim attended the session on April 1<sup>st</sup>. It was approximately 1 ½ hours long. Tim said there is grant training on Monday that he will attend. The grant is up to \$10,000.

**New Business:** Spruce Street Development. John stated that a subdivision is an 8-step process. We are now at step 6, submission of a final plan. John asked Tim if the application was complete. Tim said they are missing approval from the DEP for stormwater but everything else is in motion.

John turned the floor over to Mike Wilson who provided an overview. Northern Forest Center is a subsidiary of Sustainable Forest Futures, Inc. Their purpose is to address mid-tier housing, provide quality housing and housing to meet the needs of the community. The Town of Greenville is taking on the expansion of sewer and water to the site. Have contracted with Sargent Construction and is being funded by a grant secured by Town from the Northern Border Regional Commission and plan on breaking ground on May 15, 2026. In order to have a greater level of density, a Multigenerational Housing Overlay District was formed. We are being very intentional about the layout of the houses for privacy. They are planning on using a new innovation of mass-timber platform developed by the Center's building partner TMBR. Have seen model homes and they are really nice, sturdy and efficient. The homes will consist of single-family homes (1-3 bedrooms) and duplexes. Construction will take place in phases with the first phase targeted for completion in fall 2026 and construction completed by spring 2028 at the latest. There will be a total of 28 units with individual lots and an HOA to manage basic maintenance and common areas. There are stormwater retention pools in the wet areas. They will retain the existing snowmobile trail through the property. The sidewalks are wide and strong enough to support emergency vehicles. Mike said they are trying to keep as many trees as possible. Allan asked if trees will be added. Mike yes. Lurline asked if there was parking at each home. Mike, no only park lot. Lurline asked about mass-timber. Mike said it is timber that is pressed together and will feel like post and beam.

No further questions, John said a Public Hearing will be scheduled for April 15, 2026 at 5:00. The regular Planning Board meeting will follow at 5:30 where a final decision will be made by the Board. John asked Mike to please be present and have some slides available so that the public will know what it will look like. John noted that step 7 is a public hearing and step 8 is final decision.

**Items for Next Meeting:** Spruce Street Public Hearing

**Public Comment:** None

**What's on your mind:** David, Lurline, Michelle and Brent passed. John asked what the employee contact information form was about. Mike Roy said mostly for emergency purposes.

**Adjournment:** David motioned to adjourn at 5:27. Brent seconds. Passed 5-0