

**PUBLIC HEARING**  
**Spruce Street Subdivision**  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
April 15, 2026

NOTE TO PUBLIC: There will be a video recording of this Public Hearing available on the Town website: <https://greenvilleme.com/boards/planning-board-meeting-video/>. The video recording is the official record of the Public Hearing. These Minutes reflect discussions at the meeting.

**Public Hearing called to order at: 5:00 p.m.**

**MEMBERS OF THE PLANNING BOARD PRESENT:** John Contreni, Chair, Lurline Arco, Secretary, Brent Ireland, Michelle Weirich, Allan Tubbs (Alt. 2)

**MEMBERS ABSENT:** David Case, Don Hodapp (Alt. 1)

**MEMBERS VIA ZOOM:** None

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

**GUESTS:** Emily Patrick (Moosehead Lakeshore Journal), Sally Farrand, Mike Wilson (Northern Forest Center), Erica Harmon, Selena Tardif, Scott Bennett, Carl Henderson, Amy Wilbur, Rodney Folsom, Jr., Margarita Contreni

**GUESTS VIA ZOOM:** Isabella Ronson (Northern Forest Center), John Whitten (Haley Ward, Inc.), Janice Levigne, Anthony Viola (TMBR)

John turned the floor over to Mike Wilson who provided an overview. Mike said he has been involved with the Town of Greenville for the past 10 years. This project will be to provide mid-tier quality housing. It is a phased development with a mix of housing options ranging from one to three bedrooms. Approximately one-half will be sold immediately into the market and the other half held onto as rental properties. Sidewalks have been engineered for emergency vehicles. There will be storm water ponds in the wet areas. We will be keeping the snowmobile trail. Trying to maintain as many trees as possible. Working with a contractor in Auburn and they have a model to show people what the homes will look like. Sargent Construction will be doing the infrastructure, and they are lined up and ready to go.

John asked for any questions or comments from the public. Scott asked if the water and sewer would be going up Spruce Street from Pritham Avenue and if the people living on Spruce Street could hook up to the sewer and water. Water yes, sewer no. Allan asked if the units are going to be managed, will they be long-term and no air-b-n-bs. Mike said you need to be living in

Greenville all year, not a second home. One exception to the twelve-month lease would be having local businesses owning the unit and using it for travelling nurses and seasonal help. Mike said there will be a manager on the grounds. Selena asked if the electricity would be underground. Mike said the electricity would come to the property and then go underground. The lighting will be modest and will follow the Town's Dark Sky Ordinance. Carl asked what the starting price would be. Mike said he cannot give an answer to that question, but they are committed to making housing for middle income families. Margarita asked what their schedule is. Mike said that the roads are posted so they cannot bring in heavy equipment, but they can cut the street. As soon as public infrastructure is complete, they will begin.

Mike expects the first three homes will be available this fall and every few months, the next set will be completed. The target date for completion is spring 2028. Scott asked how many units. Mike said they are planning on 28 but could be one or two less. We are planning for the maximum. John asked once construction begins, what access road will be used. Mike, Spruce Street. Mike Roy said an RFD was sent to contractors to rebuild Spruce Street. There will be a Warrant Article at the Annual Town Meeting.

Sally asked if the housing will be for local middle-income families and what the boundaries are. Mike said the homes are for middle-income families. Brent wanted to know if the units will be stick built on site or built somewhere else and brought here? Mike said both. We are working to develop a new housing product that is mass timber post and beam with panels connecting them. Anthony said they are intentionally not modular. Making a kit. We are exploring what the local labor can do once prefabricated. Janice asked about the heat source. Mike said heat pumps. Allan asked if the units are tight, will air exchangers be used. Mike – heat exchangers will bring in outside air. Margarita asked if this construction has already been done in Maine. Mike, no this is the first time. Mike Roy asked what if someone came in and bought three units to flip. What mechanics are in place to prevent this. Mike said they are working on language prohibiting such a scenario and will have Deed Covenants in the near future.

John thanked Mike for bringing this project to Greenville and brought the Hearing to a close at 5:37 p.m.