

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
April 15, 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: 5:38 p.m.

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

John noted that Allan will be able to vote if any matters come up for voting.

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), Mike Wilson (Northern Forest Center), Margarita Contreni, Rodney Folsom

GUESTS VIA ZOOM: None

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

Minutes: April 1, 2026

Motion Made By: Brent

Second: Michelle

Motion Passed/Failed: Passed 5-0 (with minor correction)

Additions or Deletions: None

Report from CEO: Tim reported on the period from 4/1/26 – 4/15/26. 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. Review Spruce Street Subdivision; toured airport with Mike, road naming for the Blair Hill Overlook subdivision; and

reviewed 911 Addressing Ordinance. Permits approved since last update 3. Permits awaiting payment/pending 10. Permits issued to date 20.

Action Items: None.

Old Business: Spruce Street Development. John stated that we had the Public Hearing this evening and it went very well. There were excellent questions. This is a preliminary application since we are missing Stormwater Permit; Maine Construction General Permit; Survey of the individual lots with metes and bounds, lot size; Stamped Final version of Subdivision Plat Plan; and Final Payment after approval. Mike Wilson said the Stormwater Permit is going to the DEP this Friday. The DEP can take awhile before getting back and wanted to know if the Board would be willing to do a conditional sign-off. John asked the Board their opinion. Allan said the DEP has a tendency to be slow and recommended that we approve with the caveat that we finally approve once the DEP signs off. John asked for a vote on the preliminary plan. Brent so moves and Allan seconds. Passed 5-0.

New Business: None

Items for Next Meeting: Second Public Hearing possible for the Spruce Street Development if application is complete.

Public Comment: None

What's on your mind: Everyone passed.

Adjournment: Michelle motioned to adjourn at 5:49. Brent seconds. Passed 5-0