

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
January 21, 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, Michelle Weirich, Brent Ireland, Vacant (Alt. 2)

John noted that there is a vacancy for Alternate 2. Anyone interested should complete an application which is available on the Town Website.

MEMBERS ABSENT: Don Hodapp

MEMBERS VIA ZOOM: None

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

GUESTS: Emily Patrick (Moosehead Lakeshore Journal)

GUESTS VIA ZOOM: Isabella Ronson (Northern Forest Center), Mike Wilson (Northern Forest Center)

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

Minutes: January 7, 2026

Motion Made By: Brent

Second: David

Motion Passed/Failed: Passed 5-0

Additions or Deletions: None

Report from CEO: Tim reported on the period from 1/7/25 – 1/21/26. Tim continued working on assigning 911 addresses to new properties and updating existing properties using the State’s Geo-Lynx Server. Tim has been working on the Moosehead Overlook Subdivision, which should

be Blair Hill; the L.D. 1829 Impact on LUO and implementation timeline; FEMA points to locate for road projects; the Spruce Street development project and answering inquiries regarding ordinances and permitting. Permits approved since last update are 2 with 6 pending

Action Items: Spruce Street. John said he, Tim, Mike, Mike Wilson, Isabella as well as two representatives from Northern Forest Center met regarding our permitting process regarding the subdivision. John informed them that it is a 7-step process. The participants had some questions, so John went over the 34 items needed for approving a permit for a subdivision. The meeting lasted approximately 45 minutes. During this meeting, John realized that the second step in the permitting process needs to take place within 6 months of the pre-application meeting which we are way over. Therefore, this meeting with Mike Wilson and Isabella is taking place this evening. John turned the meeting over to Mike Wilson to update us regarding the subdivision. Mike said it is different from what we signed off. They are deeper into the process. They updated the version of the original concept. An updated site plan was provided to the Board. After meetings with contractors, they felt this is a better layout. Also Fire Chief Murry prefers this layout because he will enable him to get emergency vehicles to the buildings if needed. David asked if there were 6 duplexes and the remaining 16 single family homes. Mike, yes. John thanked Mike and Isabella for their constant contact with the Town and the Planning Board. John appreciates the new site plan realizing that it could be adjusted going forward. With no further questions, John asked the Board if they would approve the subdivision to go forward. Board agreed 5-0. John proceeded to read the Application Requirements for Subdivision Permits. Additional information the Board would like to see is that any signage conforms with the Town's Sign Ordinance as well as conforming to the Town's Outdoor Lighting Ordinance. John said they need to work with Tim going forward in filling out the application and looks forward to seeing the next steps within the next six months or sooner. Both Isabella and Mike said it will be sooner. Mike said things will start to move within the next couple of months.

Blair Hill Subdivision. Tim said they expanded four lots and moved the road. Tim had the new plans and asked the Board to sign on their way out so they can move forward.

Old Business: Fence Ordinance. Tim spoke with Katahdin Law Office and the earliest they can review the ordinance is April. They will repeal and replace what is necessary and hopefully get it back to us for review and ready for the June Town meeting. John asked if there was any conflict of interest. Tim said he checked with Katahdin Law Office and the Maine Municipal Association, and there wasn't any conflict of interest.

LD 1829. Tim provided the Board with handouts regarding frequently asked questions and understanding LD 1829. Tim said training is coming available in southern Maine but nothing for Piscataquis County until later this summer. Tim said there is a grant opportunity between \$5,000 - \$10,000 to help with the cost of redrafting the ordinance. Tim also said the rules for LD 1829 came out last week and he will email the 14 pages to the Board. John encouraged Tim to go forward with the grant and said he would be glad to help.

Michelle asked Tim about the “holes” in the Fence Ordinance. She said it was odd that attorneys would have missed them. Tim said he could not find any documentation where they reviewed the document. His plan is to make sure the “holes” are gone.

New Business: None

Items for Next Meeting: Spruce Street project. Fence Ordinance is on hold until April.

Public Comment: None

What’s on your mind: David, Brent, Michelle, John and Lurline passed.

Adjournment: David motioned to adjourn at 5:33. Michelle seconds. Passed 5-0