

Town Hall Meeting Room & Zoom Virtual Meeting Platform  
Municipal Building  
Minden Street, Greenville, Maine 04441  
Minutes  
January 7, 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), Allan Tubbs

**GUESTS VIA ZOOM:** None

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

**Minutes:** December 3, 2025

**Motion Made By:** David

**Second:** Michelle

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

**Additions or Deletions:** John requested that preliminary discussions regarding LD1829 be placed under New Business. David moved to accept, Michelle seconded. Passed 5-0. David requested that we discuss the Fence Ordinance under Old Business. Michelle moved to accept, Brent seconded. Passed 5-0.

**Report from CEO:** Ron reported on the period from 12/4/25 – 1/7/26. Tim continued working on assigning 911 addresses to new properties and updating existing properties using the State's Geo-Lynx Server. Continue working on O'Neil subdivision and signatures for Black Bear subdivision. Updated office LUO notebook. Taking online training for the CEO test. Two permits have been approved since last update. Permits awaiting payment/pending 7. A total of 125 permits were issued in 2025. Tim provided the Board with a Permit Report for the year as well as a Permit Summary Report by Permit Type for 2025. John asked if the Permit Report was online. Tim, no. John said it makes it easier to research if you want to know, for example, how many permits were issued for single family homes. Tim said he will look into it going forward.

**Action Items:** None

**Old Business:** Fence Ordinance. David said the reason he brought it up was because the attorneys said we had "holes" in it which could cause problems in the future. Mike said Ron sent information to Katahdin Law Office and they reviewed it. Mike said that the law firm needs to review any ordinance before we put it out there. Tim said he has not seen anything back from the law firm. John said we need to get specifics from them on how to remedy. Tim will look into it.

**New Business:** LD1829 Requirements which is an Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density and requires all towns to go through their Land Use Ordinance ("LUO") to be in accordance with the laws. We have until July 1, 2027, to be in compliance. Since this is beyond our capability, John asked Mike to identify a professional who could go through our LUO.

**Items for Next Meeting:** Report on the Fence Ordinance and LD1829. John inquired about the Blades Conditional Use Permit. Tim said that Rodney Folsom brought in additional information on the 3-unit project and since there is no exterior changes, Tim felt it didn't fall under subdivision requirements and took it off the table. Tim did advise Mr. Blade that he would need a plumbing inspection.

**Public Comment:** Emily was concerned that there may be a conflict of interest with the Town Attorney regarding the Fence Ordinance. Her neighbor, who she is having an issue with regarding a fence, has been an expert witness for them and asked that we do our "due diligence" regarding this. The Board agreed and John asked Tim to check with Katahdin Law Firm regarding any conflict of interest.

**What's on your mind:** David, Brent and Michelle passed. Lurline said there is an upcoming bill, LD1806 which would create a rental unit registry administered by the State. The Bill would require all residential property owners to register all residential units except units provided as subsidized housing. Registry would be published on a public website with a searchable database. Failure to register would result in a civil violation in the amount of three times the rent of the unit. David believes he has read about this upcoming bill, and it is for 4 units or more. John reported

that our “motorsports” definition was approved by the Select Board. One member requested that we put it before the Town at the June meeting.

**Adjournment:** Michelle motioned to adjourn at 5:20. David seconds. Passed 5-0