

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
June 3, 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.

In John Contreni’s absence, Lurline Arco presided over the beginning of the meeting in order to elect a new Chair and a new Secretary for the upcoming year in accordance with the Board’s By-Laws.

A motion was requested to elect a new Chair. Brent moved to elect David Case as Chair. Lurline seconded. David thanked the Board but declined the offer. Lurline asked for a vote to approve David. Motion failed to pass 0-4. David moved to elect Brent Ireland. Michelle seconded. Motion passed 4-0.

A motion was requested to elect a new Secretary. David moved to elect Michelle Weirich. Allan Tubbs seconded. Motion passed 4-0.

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

MEMBERS ABSENT: John Contreni, Don Hodapp (Alt.1)

MEMBERS VIA ZOOM: None

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

GUESTS: Michael Theriault, Aaron Crossman, Emily Patrick (Moosehead Lakeshore Journal), Heidi St. Jean

GUESTS VIA ZOOM: None

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

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Motion Made By: David

Second: Michelle

Motion Passed/Failed: Passed 5-0

Additions or Deletions: None

Report from CEO: Tim reported on the period from 5/20/26 – 6/3/26. Tim continued working on assigning 911 addresses to new properties and updating existing properties using the State's Contributor Server. Maintained and updated iWorQ permitting software. Answered questions regarding ordinances and permits. Reviewed 911 Addressing Ordinance and road spreadsheet; field inspections for setbacks on Hall Avenue and Wayne Avenue; addressed complaint for 59 Lily Bay Road; reviewed Shoreland Zoning setbacks for Beech Street. Permits approved since last update 11. Permits awaiting payment/pending 7. Permits issued to date 56. Tim asked the Board Members to please sign the Spruce Street Subdivision Plat before they left for the day.

Action Items: Preliminary Subdivision Review – Scammon Road. Mike Theriault presented the Board with a preliminary map showing the development of 7 lots, each approximately 2 acres, which will encompass 15 acres, on the front of the property, out of 100 acres. The property is located right next to the daycare center. Each lot will have its own septic and water and he is planning on putting all power underground. Tim said Mike is very familiar with our subdivision requirements and will work with him on this project and make sure everything is there before he comes back to the Board. The next Board meeting is June 17th and Mike did not think he would be ready by then but will try for the July 1st meeting.

Old Business: 59 Lily Bay Road. Tim said he received a call from Aaron Crossman on May 22nd regarding activities going on at 59 Lily Bay Road. Tim arrived and found the Chretien(s) putting up planters. Mr. Chretien provided Tim with a copy of the Court Order dated April, 2026. Tim told Aaron he would speak to Mike Roy on Tuesday. Tim said he and Mike both decided since there is ongoing civil litigation, he would not pursue an enforcement action. Tim said he also spoke with the Town's attorneys who informed him, as they informed the former CEO, not to do anything since the matter is in litigation. David wanted to know what was contained in the Court Order. Tim made copies for the Board. Mike Roy encouraged the Board to read the Order. David said he was disappointed that the Town's attorney unwillingness to intervene. Allan asked if we called MMA. Mike said he believes they were called at some point. Mike said the Town attorneys advised us not revise the Ordinance until this issue is settled. The Town Attorney also suggested that the Board get in touch with the Munsen Group. It was agreed that Mike and Tim would present the Fence Ordinance to MMA for review.

New Business: None

Items for Next Meeting: Fence Ordinance.

Public Comment: Emily wanted to thank the Board for their work. This has been an ongoing issue for 5 years. Began when Pete Leathers was CEO and still nothing has been done. Heidi stated that there is a disabled child at this address and concerned for his safety.

What's on your mind: All Board Members passed. Allan moved to adjourn at 5:43. Michelle seconded. Passed 5-0.