

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
March 18, 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, Brent Ireland, Vacant (Alt. 2)

John noted that with a Board member absent as well as an alternate, we only need 3 members to have a quorum.

MEMBERS ABSENT: Don Hodapp, Michelle Weirich

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: Jason Folsom, Kelly Kenneson

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

Minutes: March 4, 2026

Motion Made By: David

Second: Brent

Motion Passed/Failed: Passed 3-0-1

Additions or Deletions: None

Report from CEO: Tim reported on the period from 3/4/26 – 3/18/26. 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. Updated the Town’s Website reading the Land Use Ordinance and permits. Sent letters to abutters regarding Folsom

Commercial Industrial Conditional Use. Issued a road opening permit for Pine Street in order to replace water lines. Permits approved since last update 3. Permits awaiting payment/pending 8. Permits issued to date 14.

Action Items: None

Old Business: Conditional Use Permit for Owen J. Folsom Concrete. John asked Tim if the permit was complete. Tim said yes and there were no responses from the abutters. John asked if we needed a Public Hearing. David said he didn't think so since it is in the Industrial Park. John asked Jason Folsom what the working hours would be. Jason said the hours of the plant are 6:30 a.m. to 5 p.m. On occasion they need to start at 5:30 a.m. and work half a day on Saturdays. John wanted to make sure that they would comply with our Outdoor Lighting Ordinance since we are a Dark Sky Community. Jason said he was not sure, but the lights are LED and are pointed towards the ground. Jason said the lighting is for the safety and visibility of the employees. Allan said that there is a 20-foot setback from the boundary line. Jason said they noticed that after the sketch was drawn and they will pull the bins and CONEX back and redraw the sketch. Jason said the block wall is like a fence for safety reasons to keep traffic and pedestrians from walking through the yard. We would like to setback only a couple of feet but if the 20-foot setback is required, we have no problem with that. John asked for a motion to approve the permit. David moved and Brent seconds. With no further discussion, passed 4-0.

Update on LD 1829. Tim gave the Board a printout of Technical Assistance Informational Sessions. Tim said he will be taking the session on April 1 and will report back to the Board at our next meeting. If you cannot make the April 1 session, there is one on May 5 and another on June 3.

New Business: None

Items for Next Meeting: Spruce Street Development. Tim said that Spruce Street did not have everything needed so it was put off until April 1.

Public Comment: None

What's on your mind: David, Lurline, John and Brent all passed.

Adjournment: David motioned to adjourn at 5:14. Brent seconds. Passed 4-0