

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden St, Greenville, Maine 04441
Minutes
March 4, 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, David Case, Secretary for this meeting, Michelle Weirich, Brent Ireland

MEMBERS ABSENT: Lurline Arco

MEMBERS VIA ZOOM: Don Hodapp (Alternate, voting this meeting)

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

GUESTS: Emily Patrick (Moosehead Lakeshore Journal)

GUESTS VIA ZOOM: Jason Folsom (Owen J Folsom, Inc.)

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

Minutes: January 21, 2026

Motion made by: Brent

Second: Michelle

Motion Passed/Failed: Passed 5-0

Additions or Deletions: None

Report from CEO: Report from CEO: Tim reported on the period from 1/21/26 to 03/04/2026. Tim continued to work on assigning 911 addresses to new properties and updating existing properties using the State’s Geo-Lynx Server. He has sent out letters to abutters of the Spruce St Development. 12 out of 14 notices have been returned and two letters returned unopened. There have been a lot of inquiries about building permits to the CEO. Tim reported he has completed his CEO training. Continuing, he told the board he is working with Jason Folsom of Owen J Folsom Inc. on a conditional use permit for a Concrete Plant. There have also been a number of vendor permits issued with with a total of 8 pending permits. 4 buildings on the report had been completed without permits.

There are 11 permits for the year and a 123 Lilly Bay Road house request for demolition. John asked a question about 2 single family residences.

Action Items: John introduced Jason Folsom via Zoom and asked Tim to summarize the pre application for a conditional use permit. Tim told the board he had been in discussions with Jason about locating a concrete plant here. The site is in the industrial park next to the Town Garage. John welcomed Jason and asked him to describe what his plans were. Jason explained that his company wishes to build a concrete plant in the Moosehead Lake region. The application is being presented in order to get the ball rolling on the project and get some guidance from the board. John said it was the first time we were seeing this and appears to have answers to many of the criteria. David asked if this was on Mike Theriault's development. Tim indicated it was beside the Town Garage. John stated we will review and Jason asked when. John answered it will be reviewed at the next meeting under Old Business.

Old Business: John spoke to LD 1829. He asked Tim to update the board on where we are. Tim stated he was at a meeting where he was told the state is still working with towns in the southern part of the state. The suggestion was that there is \$10,000 available from the state to pay for the cost of completing this and Greenville should work with similar towns to get this done. He stated the board will probably not be able to complete the application until April or even May. John asked Tim if we are required to contact abutters on conditional use permits and Tim answered yes.

New Business: None

Items for the next meeting: Continue review of LD 1829 and conditional use permit for concrete plant.

Public Comment: None. Tim told the board that Mike Wilson will be ready to submit the subdivision application for the Spruce St. project at the April 1 meeting.

What's on your mind: Brent, John, Don and David passed. Michele asked about where we were on fixing the fence ordinance. Tim responded that Katahdin Legal suggested we combine the LD 1829 work with the review of the fence ordinance

Adjournment: Michelle motioned to adjourn at 5:21 pm. Brent seconded. Passed 5-0

