

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 20, 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, Michelle Weirich, Allan Tubbs (Alt. 2)

MEMBERS ABSENT: Don Hodapp (Alt.1)

MEMBERS VIA ZOOM: None

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

GUESTS: None

GUESTS VIA ZOOM: None

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

Minutes: May 6, 2026

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 5/6/26 – 5/20/26. 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 of FORE, Cedar Woods and High Street; site visit OJ Fosom. Received multiple inquiries regarding additional dwelling units (“ADU”). Verified 75’ setback at Doe Run South. Permits approved since last update 11. Permits awaiting payment/pending 7. Permits issued to

date 45. Tim is going through permits and any that are 6 months or older, need to refile a new application. Michelle asked about the yellow house on Lily Bay Road in disrepair. Tim said the owner keeps coming into the office and says he is going to tear it down but never does. John said the windows are broken. Mike said it is a safety issue for kids. The owner asked if he could rebuild on the footprint. Tim said yes if done within two years. John wanted to know how many inquiries we are getting regarding ADUs. Tim about half a dozen a week. John said so the Ordinance is working to provide additional housing in Town.

Action Items: LD 1829 Grant. Tim said we were awarded the \$10,000 grant. Tim provided the Board with a letter from EMDC which is a professional planning service. Their fee is \$15,000. Tim thought that was a little exorbitant and asked if we could do it in-house. Tim is confident that he can do this and said it is pretty much cut and paste. Tim said he would appreciate the Boards help with review. Tim said LD 2173 amended LD 1829, slightly. Tim also provided the Board with a template outlining how the funds would be used. Staff time \$1,500; Volunteer time \$1,000; Legal fees \$2,500; Public Notice Fees \$300; Consultant fees \$4,550 (one-third of EMDC's fee); Office supplies \$150; Total \$10,000. Tim also provided a timeline so the Ordinance would be completed and presented as a Warrant at the June 7, 2027 Town Meeting. John asked the Board for a vote. David moved that we move forward in-house in accordance with the timeline provided on page 3. Brents seconded. Passed 5-0.

Michelle asked what the status was on counsel reviewing our Fence Ordinance. Tim said he was advised that while the litigation is ongoing, we should not adjust our Ordinance. Michelle said her neighbor has been putting up fences without a permit. Tim said he will look into it.

Old Business: None

New Business: None

Items for Next Meeting: None currently.

Public Comment: None

What's on your mind: Brent, Michelle and Lurline passed. David asked about the red building in the Junction which is held together with three come alongs. It is very unsafe. Tim said he will look into it. John said the Town Meeting is June 1st and would appreciate it if Board members could attend to support the new Motorsports Ordinance. John also reminded the Board that we are obligated to elect new officers at the next meeting following the Town Meeting. John reminded the Board that this was his last year as Chair. Therefore, a new Chair and Secretary need to be elected. Brent moved to adjourn at 5:19. Michelle seconded. Passed 5-0.