

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
May 6, 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: Emily Patrick (Moosehead Lakeshore Journal), Mike Wilson (Northern Forest Center), Isabella Ronson (Northern Forest Center)

GUESTS VIA ZOOM: None

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

Minutes: April 15, 2026

Motion Made By: Brent

Second: Lurline

Motion Passed/Failed: Passed 4-0-1

Additions or Deletions: None

Report from CEO: Tim reported on the period from 4/15/26 – 5/6/26. 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 Spruce Street Subdivision; reviewed 911 Addressing Ordinance and road spreadsheet. Answered question regarding re-subdivision on Scammon Road; advised Shaw Block reconstruction the need for a Fire Marshal Office permit. Work has been

stopped until they get the Permit from the Fire Marshal Permits approved since last update 14. Permits awaiting payment/pending 9. Permits issued to date 33. The Town was awarded the LD 1829 \$10,000 grant. The assessors were in today and will be spending the next three weeks seeing what progress has been made. John stated that it is critical to get new/updated constructions on the tax roll.

Action Items: None

Old Business: Spruce Street Subdivision. Tim said except for the stormwater permit from the DEP, completing the survey and paying the fee, the application is complete. The straight pathways need to be named for 911. Tim also spoke with the Post Office regarding mail delivery. There will be Post Office Banks for the mail. Mike Wilson said the pathways will be strong enough for emergency vehicles. These pathways are not for driving on regularly but can be used for moving in and out. Mike said they will be limiting streetlights. Brent asked how deep the retention pools will be. Mike two feet. John asked for a motion to approve the subdivision pending the Stormwater Permit from the DEP and final survey. David moved and Brent seconded. Mike asked if another Public Hearing was necessary. John said no, the last one was sufficient. Passed 5-0.

New Business: None

Items for Next Meeting: Possible subdivision.

Public Comment: None

What's on your mind: David, Lurline, Michelle and Brent passed. John said he went to Auburn to see the models for the Spruce Street Subdivision. He said he was impressed. Walls have an R-38 factor and the roofs are R-50. Josh Trip of Big Country Built said the buildings will be well ventilated.

Adjournment: Michelle motioned to adjourn at 5:25. David seconds. Passed 5-0