

# Town of Greenville Select Board Meeting

Wednesday, March 18th, 2026, 6:30 pm, Greenville Town Hall Meeting Room

## Minutes for Meeting of the Select Board

Board members/Staff present:

Selectman Geno Murray (Chair)  Selectman Bonnie DuBien  Police Chief Jim Carr  
 Selectman Newton Pierce (Vice-Chair)  Selectman Burt Whitman  Fire Chief Sawyer Murray  
 Selectman Richard Peat  Town Manager Mike Roy  Town Clerk Tammy Firman

Others in attendance: John Contreni, Margarita Contreni, Emily Patrick, Virginia Jones, Allan Tubbs, Leslie Bilodeau, Mike Theriault

6:30 pm Meeting opened by Richard Peat as neither the Chair nor the Vice-Chair were present

1. Pledge of Allegiance was recited by all.

2. Introductions

No introductions were necessary.

3. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and to declare any potential conflicts of interest which members may have with any of the items listed. None were identified.

4. Minutes from March 4th, 2026

A motion was made by Burt and seconded by Bonnie to accept the minutes of March 4th, 2026 as written. Motion carried 3-0.

5. Additions or Deletions to the Agenda

A request was made by Mike Roy for one addition which would become 6a. John Contreni – Planning Board Chair recommendation for new member. There are no deletions. A motion was made by Bonnie and seconded by Burt to accept the addition. Motion carried 3-0.

6. Mike Theriault – general land use/taxation discussion

Mike Theriault shared that he and his sister have purchased 103 acres on Scammon Road and are considering creating a subdivision. This parcel of land has been in tree growth for more than 60 years. He met with the town assessor who told him that the tree growth penalties will be about \$28,000 if all of the property was removed from tree growth. Mike would like for the Selectmen to consider abating ½ of the tree growth penalty. If they do this, he would immediately apply for a subdivision along Scammon Road. The taxes without tree growth would be around \$3,600-3,700 for the entire property. When subdivided, it potentially would create an additional \$3600-3700 in revenue to the town per lot.

Mike says the important thing for the town to remember is that the “pros” for the town would be that they could collect full real estate taxes. Mike Theriault would not ask to do this if he had been the one who had benefited from the tree growth discount. He is trying to figure out what he will do with the land going forward.

Burt asked about the possible subdivision. Mike says they will be residential lots.

Richard said that the Selectmen would take this under consideration. Mike will be back the first week of May. Perhaps this could be on the agenda for the middle of May. Mike is trying to figure out his plans for the summer. It would be great if he could know by then.

6a. John Contreni, Planning Board Chair – Vacancy on planning Board

John shared that he always mentions at the opening of each planning board meeting that they are in need of a second alternate member. A candidate has stepped forward to be considered – Allan Tubbs. Allan is an ideal candidate because he has considerable experience in building and surveying. He has been a past chair of the planning board in Newburgh.

Allan said that he was on the Newburgh planning board in the late 80s. They were struggling with shoreland zoning at that time. The state was trying to mandate zoning that had to be included in their ordinances. He has at least ten years as a board member, board chair and also has board of appeals experience. He has experience as a contractor and a surveyor. He is physically experienced in what the planning board does. He would like to help out. He is community minded.

Burt asked if he has done any survey work in Greenville? Yes. He surveyed for the credit union in the Junction and some in the industrial district. He also shared that in the Masonic Hall, there is a surveyor's benchmark under the stairs that is a reference that people used to use for surveying in Greenville.

Richard thanked Allan for his application. As is our protocol, the Selectmen will discuss this in Executive Session and make a decision.

7. Manager's Report

Mike shared that we have access to Sawyer Pond off of Scammon Road near the old landfill. Two years ago when the docks were pulled by Public Works, they found that they were damaged. Beth reminded Mike that there is an agreement between the town and the state regarding the docks. The Bureau of Public Lands provides the docks and the town takes them in and out.

In 2025, we did not put the docks in because they were unsafe. Mike reached out to the state again. They shared that they are in the process of building new docks which will be delivered to Greenville. They will remove the hardware from the old docks and we must remove the wood.

Allan Tubbs says that there may need to be a ramp to the docks as they are often difficult to reach.

Even though the lake is still frozen, the clerks are already registering boats.

Public Works picked up 10 tons of cold patch which they will use to patch the potholes. The state is responsible for 30 feet from the center line of the roads.

At our last meeting, Margarita Contreni brought up the emergency alert system. We decided not to do it because of the large annual subscription fee. Mike talked to Beth who reached out to the grant provider. They replied that there is some flexibility around the grant. If we do something else that will support emergency communications, we may still be eligible for the award.

Mike talked to Fire Chief Sawyer Murray who recommends signage to notify people of emergencies such as road closed, heavy traffic ahead, etc. They are battery operated. We are looking at that possibility.

Recreation Director, Sally Tornquist, held winter golf this past Sunday. The date had to be changed from Saturday due to weather. She raised \$2700 for a fence at softball field. All of Sally's fundraising helps offset the budget.

The TIF Committee will begin to have meetings next month. We will also begin to have public information meetings. The first will be April 8th at 6 pm in the Public Safety Building.

8. Public Comment

None

9. What's on your Mind?

No one had anything to share

10. Other Business

None

11. Executive Session 1 MRSA ss 405(6)(a) Personnel Matters

A motion was made by Burt and seconded by Bonnie to enter into Executive Session at 6:55 pm. There being no discussion, motion carried 3-0. Following discussion Executive Session was exited at 7:40 pm.

12. Other Business

Richard shared that the Selectmen recommend Allan Tubbs for alternate membership on the Planning Board. A motion was made by Burt to accept Allan Tubbs for alternate membership on the Planning Board and seconded by Bonnie. There being no further discussion, motion carried 3-0.

13. Adjourn

A motion was made by Burt and seconded by Bonnie to adjourn at 7:41 pm. Motion carried 3-0.

Minutes respectfully submitted,

Tammy B. Firman  
Town Clerk/Secretary to Select Board