

**Town of Greenville  
Select Board Meeting**

Wednesday, December 3rd, 2025, 6:30 pm, Greenville Town Hall Meeting Room

**Minutes for Meeting of the Select Board**

Board members/Staff present at meeting:

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: John Contreni, Emily Patrick, Margarita Contreni, John Contreni, Ron Sarol, Janet Chasse, Steve Levesque, Virginia Jones

Zoom: Esther Ireland, Kelly Kenneson, Kate Baldwin

6:30 pm Meeting opened by Chair Geno Murray

1. Pledge of Allegiance was recited by all.

2. Introductions

Everyone introduced themselves.

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 November 19th, 2025

A motion was made by Burt, seconded by Bonnie to accept the minutes as recorded by Tammy Firman. Motion passed 4-0.

5. Additions or Deletions to the Agenda

There were no deletions nor additions requested.

6. John Contreni, Planning Board Chair – Proposed Amendment

John is currently reading a book “We the People” which reminded him that documents such as the Constitution are living documents just as our land use ordinances are living documents which need to be evaluated and changed as necessary. John now brings another change for the Selectmen to consider. The planning board is requesting a new definition that they would like to have added. John read the proposed change which is to add motorsports sales, service and repair (attached).

This type of business will not be available in residential districts. It will be a conditional use which means that it must come before the planning board. John Contreni and Ron Sarol are both here tonight to answer any questions.

Ron stated that he had been approached by someone who had expressed interest in opening a shop for small engine repair such as ATVs, lawn mowers, etc.

John shared that they had discussed this in the planning board for two months. There is nothing driving this. There were some concerns that allowing a small shop would become an automobile repair shop. This new definition keeps that from happening by excluding automobiles. This will add another category to the land uses that will exclude automobiles.

Richard Peat stated that he would like more time to look this over. Richard suggests that we have more time to study and table a vote on this for now.

#### 7. Proposed Public Comment Policy

Mike Roy shared that many municipalities are developing policies for public comment. He reached out to MMA for guidance. They could not provide a policy, but did provide recommendations. All Selectmen have a copy (attached). Geno encouraged everyone to take it home and digest it. They will work on this more later. Once we develop our policy, we need to have it reviewed. Burt thinks that as the town grows, we will have more and more people coming to our meetings. We need to look at this and make it work for our town. Geno says that this is guidance and it needs to be vetted appropriately. We will add this to a future agenda. Mike says that the guidelines from the MMA are new.

#### 8. TIF Discussion

At the last meeting, Mike asked if the Selectmen wanted to move forward with a considering a TIF district. Steve Levesque is well versed and here to help us learn more about this. Steve has vast knowledge regarding TIFs.

Steve says that we have our current assessed values. The State bases the town's share of general revenue sharing and county taxes based on the valuation. Greenville has the highest valuation in the county.

If we choose to do a TIF, we are limited to no more than 5%. We cannot do residential areas. We may look at downtown or industrial areas. Everything has to be approved by the state as well as by the voters at Town Meeting. This is basically a local development fund. It freezes the state valuation for the TIF areas. We lose about 50% of the money from state because of our high valuation. With a TIF district, this area of the town valuation is frozen. We get to invest and make improvements in these areas that we would probably do anyhow such as road improvements. We can use funds for matching fund grants, infrastructure, road, administrative services, credit enhancement agreements (an example might be for a major business such as steam plant – we could do a credit enhancement agreement.) We could incentivize businesses with stipulations such as having a certain number of jobs and enhancing the community.

This is a community development tool. It helps to make improvements in the community. We could use it to assist with childcare, arts districts, infrastructure improvements, etc.

The funds are protected and are a tool to allow us to work with our money in our community without being penalized.

Burt asked if we have to specify upfront where the funds will go? We will create a list of our targeted allocations. Every year when we do the budget, we would allocate. The funds go toward our forecast (development plan). These things will change over time.

Janet Chasse asked has anyone done any projections over the past twenty years about the amount we would have saved? No, because the districts have not been defined. Margarita said that we have done this before but things have changes.

Kate Baldwin shared that TIF districts are for thirty years. The valuations would be frozen for the state, but we would take the additional funds collected and put them into the development plan. She is concerned that if the values do not go up. She is concerned that it will take funding away from public schools.

Would these projects be possible without a TIF? We don't know what the projects will be. We are penalized because of our valuation growth. With a TIF values continue to grow, but it freezes what the state valuation is.

For example, if raw land worth is assessed at \$50,000 and you build a building on it, the town still collects the taxes, but the state does not get to count it as additional revenue. The additional taxes will go into the development fund. You want to capture 100% of the TIF monies for eligible projects. We already budget for road improvements, infrastructure, employment training, childcare, etc. and a whole host of things. Cannot be used for municipal government.

Who would oversee these funds? The selectmen as they do with the whole budget.

Richard pointed out that other towns in Piscataquis have TIF districts and pay much less in taxes than Greenville does.

Kate Baldwin also asked if this would freeze new properties for the state or just the TIF districts. It cannot exceed 5% of the community.

At present, we lose revenue sharing, school subsidies, homestead exemption because we do not have the protection of TIF districts.

This will be a process. We have much work to do to come up with a thirty-year plan. We need to custom design this to serve our community.

It's up to the town if they do credit enhancement agreements. We can limit this.

Emily Patrick asked what is the downside? Will the money be restricted? We come up with a list of projects. We allocate TIF money to projects that we would have done anyhow. We do not have to use it all. WE can only do 5% of the town, so it is basically the commercial areas. It is a tool to help us. It doesn't have to detract from anything else. We get to design the TIF the way that we want.

Emily questioned that there still must be a downside. The taxes will come from the highly improved areas. Creation and management of a TIF district is a lot of work and we have to be strategic. We do not have to do credit enhancement or rebates. The funding for our schools will continue to be reduced if we don't do something. This only helps our community.

Geno asked that we end the discussions for now as this is only an initial discussion.

#### 9. Manager's Report

Ron Sarol will be leaving his position as Code Enforcement Officer on Friday. Mike thanked him. He stated that two strong candidates have been interviewed. The position has been offered to Tim Post who started yesterday. He is working with Ron. Tim has a vast amount of experience from his work with the State of Maine Department of Forestry.

Office Manager Beth Young and Mike spoke at to the seniors at Laurie Muzzy's Senior Lounge. They had a great discussion. They talked about what is going on in town, holiday schedules, etc. They were invited to return in the spring.

The new beacon pole has been erected at the airport. The power is not yet connected but should be done within the next week. The contractor was pulled away on an emergency which has delayed our project. We have received another check from JR Vinagro for shale stumpage \$33,980 which brings the total collected to \$68,918. This money will stay with the airport.

The Town's FY 2023 audit report from the auditors is way behind. Mike received the completed audit last Wednesday. He received a copy in the mail today. There are copies available in the Town Office which can be viewed.

There are new computers at the Library for the patrons to use. The funding came from the Library Trustees along with \$2,000 from the library budget.

The new warming hut for the ice-skating rink is scheduled to arrive tomorrow morning. It has been plowed out. This is thanks to a very generous donation of \$10,000 from Cathy Sweetser and Jacques Moore. The remaining cost will come from capital improvements funds.

The new 2026 transfer station stickers arrived today. They may be picked up at the Town Office or at the Transfer Station.

The Holiday Train wrap-up meeting was held yesterday. We received many comments about how well our police worked. Two raffle ticket winners rode the train from Brownville to Greenville. We collected \$1,950 in donations for the Legion's food pantry, approximately 2500 pounds of non-perishable food, and also received a \$5000 check from the railroad. We have been told that there were approximately 4-5 thousand visitors to the Holiday Train. This information came from someone who has a app which counts the number of cell phone pings in an area.

10. Public Comment

None

11. What's on your mind?

No one had anything further to share.

12. Other Business

None

13. Adjourn

There being no further business it was motioned by Bonnie and seconded by Burt to adjourn at 7:26 pm. Motion carried 4-0.

Minutes respectfully submitted by:

Tammy B. Firman  
Town Clerk, Secretary to Select Board