

# TOWN of *Greenville* MAINE PLANNING BOARD

## NOTICE OF DECISION

July 12, 2021

Mike Boudreau  
17 Harmony Lane  
Greenville, ME 04441

Dear Mr. Boudreau

This is to inform you that the Greenville Planning Board at its July 12, 2021 meeting acted on your Shoreland Building Permit Application to construct an addition onto a non-conforming structure.

**Findings of Fact:**

1. The owner of the property is Mike Boudreau.
2. The property is located at 17 Harmony Lane, Map 10 Lot 18-8, Book 1107, Page 12.
- 3 Application was received on 6/16/2021 and is proposing to build a 288 sqft addition onto existing non-conforming camp. Structure will not be higher than 20' or the existing height, whichever is greater. Also proposing to re-model camp greater than 50% of the value of existing camp. After review with DEP, Greatest Practical Extent is to allow camp to stay in it's current location. Application was reviewed at the Planning Board meeting on 7/12/2021 and approved 5-0.
4. Relevant sections of the Basic Land Use Ordinance for the Town of Greenville Amended 2019:  
  
Article III, Permitting Requirements and Procedures,  
Article IV: Nonconformance, Section 3B1  
Article V: Land Uses Districts and Requirements,  
Section 4, District Purposes – J, Shoreland Overlay  
Section 6 District Space Standards and Dimensional Requirements. Table V-2,

**Conclusions:**

The Shoreland Building Permit Application submitted was determined to meet the Nonconformance addition requirements and the following requirements of The Basic Land Use Ordinance for the Town of Greenville Amended 2019:

Article III, Permitting Requirements and Procedures.  
Article IV, Section 3, B- 1 Non-conforming Structures  
Article V, Land Uses Districts and Requirements,  
Section 4, District Purposes – J, Shoreland Overlay.  
Section 6, District Space Standards and Dimensional Requirements. Table V-2,

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Mike Boudreau Shoreland Permit for addition to Non-Conforming Structure, Cont.

**Conditions:**

- New structure expansion must be 25' from high water mark of Moosehead Lake.
- New structure expansion cannot be taller than 20' or existing structure height, whichever is greater.
- During construction, Owner will utilize Best Management Practices for Erosion and Sedimentation control, found in Land Use Ordinance for Town of Greenville, Article 6, Section 5.
- Owner will apply for and receive a Permit by Rule from Maine Department of Environmental Protection, Natural Resource Protection Act, if required. Owner must provide a copy of this permit to the Code Enforcement Officer before any construction will begin. Owner has stated that there are existing cement posts in place and he will build on these. Owner has stated there will be no soil disturbance. If there is any soil disturbance, Owner must apply for the permit listed above.

**Decision:**

Based on the above facts and conclusions, on July 12, 2021 the Greenville Planning Board voted to grant the Shoreland Building Permit, subject to the above mentioned conditions.

A variance/administrative appeal may be requested from the Board of Appeals. An appeal may be made by filing with the Board of Appeals at the office of the Town Clerk. The cost of an appeal is \$100, based on Article II, § 3 of the Basic Land Use Ordinance for the Town of Greenville 2019.

Dated at Greenville, Maine  
July 12, 2021

Sincerely,

Greenville Planning Board:

John Contreni, Chairperson

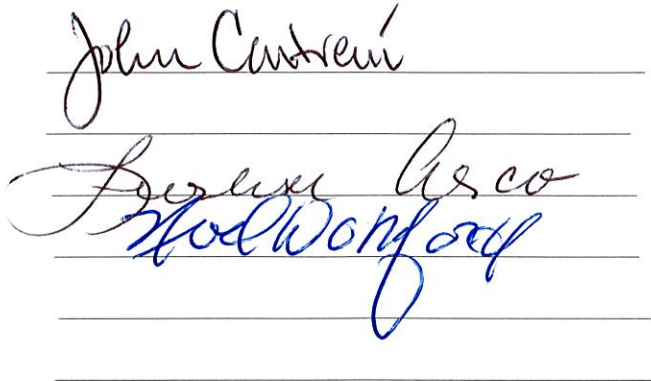
Jonathan Boynton

Lurline Arco, Secretary

Noel Wohlforth,

Joanie Withee

Jenny Ward [ Alternate ]



Handwritten signatures in blue ink over horizontal lines. The first signature is "John Contreni". The second signature is "Lurline Arco". The third signature is "Noel Wohlforth".