

Town of Greenwood
Planning Board Meeting Minutes
June 7, 2021
5:15 pm

Site Visit at Josh Howell, U18-Lot 4, 71 E. Twitchell Pond Rd. at 5:15pm. Regular meeting will follow site visit at the Greenwood Town Office.

Item 1: Call meeting to order - Chair Doyon called the meeting to order at 5:30pm.

Item 2: Roll Call

Present:

Dennis Doyon, Chair

Tyler Bennett, Vice Chair

Eva Mills, Secretary

Brad Payne

Rosemary McLean

Joelle Corey, Codes Officer

Absent:

Becky Secrest

Item 3: Consider minutes of April 5, 2021

The Board reviewed the minutes. Eva motioned and Tyler seconded to accept the minutes as presented. Vote: All in favor. Minutes approved.

Item 4: Old Business – None

Item 5: New Business

- A. Josh Howell, U18-Lot 4, 71 E. Twitchell Pond Rd.
16' x 9' deck on water side of building

Zoom Meeting with Josh Howell

Mr. Howell gave a brief overview of his application explaining that he would like to build a 16' x 9' deck and install a new slider door at his parent's camp. Chair Doyon stated that there is some conflicting information on the application - in section 10 it says a 16' x 9' deck at 144 square feet and then on block 12 and the diagram it says 10' x 16' at 160 square feet. Chair Doyon asked which one was Mr. Howell applying for. Mr. Howell stated that he was applying for the 9' x 16'. Chair Doyon stated that they would make that correction on the application. Chair Doyon asked that the Board consider this deck as part of an expansion for ADA compliance as this will help Mr. Howell get onto the deck and to flatter ground. Tyler stated that ease of use and use of one's property is totally understood and this is just a deck and will make a big difference for the use of this property.

Tyler motioned and Eva seconded to approve the application with a 9' x 16' deck. Vote: All in favor. Application approved.

B. Preliminary Subdivision review
Twitchell Pond Overlook Subdivision, R14- Lot 2
Rowe Hill Road.

Rick Dutton from Mainland Consultants was present representing Paula Lamb. Mr. Dutton gave a quick overview of the plans submitted stating that Paula is proposing 7 lots averaging 1.7 acres per lot. Mr. Dutton explained that 22.4 acres will be retained by Paula. Mr. Dutton stated that they have submitted an application and think they have hit all of the requirements of the Town's Subdivision Ordinance. Mr. Dutton stated that they are looking for direction from the Board as to their next steps and to answer any questions. Chair Doyon asked if there were any questions from the Board. Tyler asked if the lots met the 150' road frontage requirement. Mr. Dutton stated that all of the lots did meet the 150' road frontage requirement. Chair Doyon stated he had a few questions on the erosion and sedimentation plan – first question on page 3 of that plan where it says loam will be placed at a depth of at least 4" - who is responsible to verify these specs are met. Chair Doyon stated his next question is on page 4 under the rain garden it says that the basin shall be inspected semi-annually and after major storm events. Chair Doyon asked after these are built who will monitor these items. Codes Office Corey stated that what typically happens is she will get a phone call from one of the lot owners. She explained that usually the contractor/builders build everything and then they leave. She explained that usually the home owner's association is supposed to maintain these basins. Chair Doyon stated that on page 5 it stated that all measures will be inspected weekly and before and after every significant storm event of ½ inch of rain or greater during construction and then at least once annually to insure proper function of the measure. Chair Doyon asked if the Town's Codes Officer have to go to the site after a ½ inch of rain event or semi-annually. Codes Officer Corey stated that during the construction phase there will be a contractor in charge and Mainland Consultants oversight of the project. Codes Officer Corey asked if there will be a deed covenant requiring a Home Owner's Association. Paula stated that there is no deed covenant requiring a Home Owner's Association. Chair Doyon stated he was concerned with who was annually going to do the annual inspection. Codes Officer Corey stated that without having a deed covenant the Town doesn't have any guarantee that these inspections will be done. Mr. Dutton explained that this subdivision has very little infrastructure that would require a Home Owner's Association or a Road Association. Mr. Dutton stated that the maintenance of the erosion control systems would be the responsibility of the home owners and will be made very clear on the subdivision and individual plan and will be noted in the deeds. Mr. Dutton stated that the contractors will be responsible for the inspections during construction and then it will fall on the property owners after the construction is complete. Chair Doyon showed a video of the small brook next to his house on the East Twitchell Pond Road showing what happens after a heavy rain storm and how much water comes off of the hill where the Lamb property is and this is why he is concerned that the homeowner is going to maintain it. Chair Doyon suggested that whomever owns the remainder of the land not subdivided become the agent to oversee this or at least to contact the Code Officer if there

are any concerns. Chair Doyon stated that he isn't sure how that could get written in but it is a concern. Tyler asked if the Town would have the authority to put that in the plan or deed. Chair Doyon stated it wouldn't be the Town but how would you implement it as it is a legal question. Mr. Dutton stated that they need to think ahead and make sure that in 15 years when this is all built out that there is no chain of responsibility there for Paula. Chair Doyon stated that he understood that but is concerned with the amount of water that comes off of this hill at times and he is concerned about the pond. Mr. Dutton explained that the installation of the rain gardens will help mitigate that flush of water that could be coming down the hill during these heavy rain storms. Mr. Dutton explained that this subdivision is held at a higher standard in regards to storm water management than all of the individual homeowners in this neighborhood. Chair Doyon questioned if there should be some wording in the documents that if it is found that the rain gardens are inefficient for storm water control then some alternative plan needs to be developed. Codes Officer Corey stated that without the rain gardens being tested she isn't sure how we can hold them to a higher standard. Chair Doyon asked what happens if the gardens don't pan out as there is no mechanism for another plan or a way to divert the water if needed. Paula asked if they did a Home Owner's Association and all of the lots sold, would the President of the Association then be in charge of doing the inspections. Mr. Dutton stated that this is something they could look at very carefully as it will add a layer of complexity to this subdivision. Mr. Dutton explained that they submitted a predicted model that several engineers worked on and have submitted stormwater and erosion plans based on their conservative models that show higher volumes than what should occur in real life. Chair Doyon stated that the Board could ask for a third-party inspector go in and make sure all of the culverts are installed properly so that the Town is protected in addressing that concern. Tyler asked who would be responsible for installing the driveway culverts. Mr. Dutton stated that would be the responsibility of the person who purchased the lot. Codes Officer Corey stated that the home owners would need to apply for driveway permits that would be reviewed and issued by the Highway Foreman. Mr. Dutton stated that they have determined what the size of the driveway culverts will be and will have those amounts be noted on the subdivision plan as he doesn't want to see any driveway or Town road wash out. Codes Officer Corey stated that the engineers have sized out these culverts based on their waterflow models would be a great thing to have on the subdivision plan.

Chair Doyon asked Codes Officer Corey if she agrees that everything is there for the preliminary plan. Chair Doyon asked if they could get those culvert sizes for the final plan and if they could come up with an alternative plan or at least have a discussion in the event that the rain gardens don't work. Codes Officer Corey asked if the Board wanted to hold a public hearing. Chair Doyon stated that he did think a public hearing was needed as he has had many folks ask him questions about the project. Chair Doyon asked Paula and Mr. Dutton if they would be available for a public hearing on June 21st. The Board will have Kim send out certified notices to all property owners within 500' of the main lot and the hearing will be at the Town Office at 5:30pm.

Eva asked if there would be any signage on site so folks can see where the lots will be. Tyler stated that the Ordinance requires that there be an informational sign. Chair Doyon stated that at some point there will be some sort of

designation that there will be signage up so potential buyers will know what lots are what. Eva stated that when you go up there is no markers to explain where the lots are and with a public hearing folks might want to see a more designated area. Tyler asked if the lot numbers could be put up. Rosemary stated that would be helpful to see the lot numbers up.

Item 6: Admin Issues - None.

A. Next Meeting – June 21st

Item 7: Adjourn – having no further business Brad motioned and Tyler seconded to adjourn the meeting at 6:35pm. Vote: All in favor.