

Town of Greenwood  
Planning Board Public Hearing Minutes  
June 21, 2021  
5:30pm

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

Item 2: Roll Call

Present:

Dennis Doyon, Chair

Eva Mills, Secretary

Brad Payne

Becky Secrest

Joelle Corey, Codes Officer

Absent:

Tyler Bennett

Rosemary McLean

Item 3: Consider minutes of June 7, 2021

Becky motioned to table the June 7, 2021 meeting minutes until their next meeting as they were just received and they are quite lengthy. Motion seconded by Brad. Vote: 4-0. Minutes tabled until July 12<sup>th</sup> meeting.

Item 4: Public Hearing

Subdivision Application – Twitchell Pond Overlook

Chair Doyon stated the rules of the Public Hearing. He explained that the applicant or her representative will give an overview of the application that is currently being considered by the Greenwood Planning Board. Chair Doyon stated that after the presentation, questions will be directed to the Chair with one question per person until everyone has had a chance to ask a question and then the floor will be open for questions. Chair Doyon asked that prior to asking a question to please state your name and town of residence. Chair Doyon stated that repetitive questions will not be addressed by the Chair and once all of the questions have been asked and answered the Planning Board will be able to ask questions. Chair Doyon stated that once the Board is done asking questions, he will ask for a motion to adjourn the Public Hearing. Chair Doyon asked that all cell phones be turned off or silenced during the hearing.

1. Overview of Project

Rick Dutton, Director of Engineering for Main-Land Development Consultants introduced himself and explained that he is working with property owner, Paula Lamb on this subdivision. Mr. Dutton stated that the subdivision plans have been here at the Town Office for a while and hopes

that folks were able to come take a look at them. Mr. Dutton explained that the project proposes seven (7) single family residential lots with a simple configuration along the Rowe Hill Road. Mr. Dutton explained that there is one lot that will be retained by the owner which can be accessed from the Rowe Hill Road or from the East Twitchell Pond Road. Mr. Dutton explained that on the Plan P 1.1 – the light green color represents the land retained by the owner, the dark green represents the 7 lots that are the proposed subdivision lots, the brown areas represent the proposed building envelopes and that driveways can be installed outside of the building envelope. Mr. Dutton explained that lots sizes range from 1.5 acres to almost 2 acres with an average lot size of 1.7 acres and the retained land is 22.4 acres. Mr. Dutton explained that the building envelopes have been staggered a bit to protect the natural resources and wetlands as noted on the plan. Mr. Dutton explained that the building envelopes are also staggered so you don't get a straight line of houses along Rowe Hill Road and will give the owners a good view. Mr. Dutton explained that there are rain gardens proposed for each of these lots and that the garden is a small stormwater structure that will filter the run off from the driveway and the building. He explained that the garden will treat the storm water, the water will drain to the land below, and this is being proposed to keep Twitchell Pond clean from a phosphorous stand point.

## 2. Questions from the Public

Chair Doyon reminded folks to stand, state their name and residence before asking a question.

Chuck Finger, resident of Greenwood – Indian Pond Road

Mr. Finger asked the Board if they also considered an Open Space design for this as it is required by the Town's ordinance. Mr. Finger stated that this application is clearly not an open space design clearly with the 22 acres that are being retained by the owner. Mr. Finger asked if a cluster or open space design ever been considered. Mr. Finger stated that our Subdivision Ordinance devotes over 4 pages to open space design and wonders if the Board would consider a different design for open space.

Rick Dutton explained that a cluster subdivision was considered and that their decision to go with the plan that is proposed was due to the fact that this plan would have less of an impact on the natural resources. He explained that a cluster or open space plan would require more infrastructure which in turn would have a greater impact on the pond.

Bill Bickford, resident of Greenwood – East Twitchell Pond Road

Mr. Bickford asked what the plans were for the middle of the lot – the land that is retained by the property owner. Mr. Bickford questioned if that was going to be another subdivision in the future.

Rick Dutton stated that right now Paula has no plans for the retained land.

Pete Kefalas, resident of Jamaica Plain, MA but owns a second home on Rowe Hill Road and is directly across from proposed lots 6 & 7. Mr. Kefalas is curious about the digging or blasting that will be involved for each of these homes.

Rick Dutton explained that there are suitable soils but they have no idea what is there at the basement level. Mr. Dutton explained that in the event that blasting has to occur, there would be a pre-blasting survey, a blasting plan that has to be filed with the State of Maine, and there are a fair number of protections in place.

Carole Lepage, Twitchell Pond resident

Ms. Lepage asked what protection does she have to know that this won't be further subdivided as she is concerned about that.

Chair Doyon stated that the Planning Board can only review what is being presented to them for the seven proposed lots. Chair Doyon explained that he lives on East Twitchell Pond Road. He explained that he is equally concerned but as a Planning Board member would look at that in the future if it ever comes up but right now, they are reviewing the proposal before them. Chair Doyon explained that if the property owner decides to subdivide the retained land in the future – that would be another application before the Planning Board and would have to go thru an entire review just as this application is.

Stan Leonard, Boston resident with home on the East Twitchell Pond Road. Mr. Leonard stated that when they logged the parcel, they had a log landing on the East Twitchell Pond Road. Mr. Leonard asked if they would be using this landing as a construction staging area with equipment coming up and down the road all summer long.

Paula Lamb, property owner explained that would not be a logical thing to do as there is more level ground to operate from on the Rowe Hill Road side. Chair Doyon stated that Mr. Leonard could put his concern in writing to the Planning Board and the Board might be able to make that a condition for the final plan that no access for those lots for building or clearing can have access from the East Twitchell Pond Road.

Joelle Corey, Greenwood Codes Officer asked if Paula was going to sell the lots and the new owners would be responsible for their own house design, septic, well and driveway. Paula Lamb explained that her intention is to create a subdivision and then see what the market is doing. Codes Officer Corey stated that when a building permit application comes in, she will review their storm water management plan and the Town Road Foreman will review their driveway permit. Chair Doyon stated that the Road Foreman will review all of the culverts and water diversion as the Town has spent many hours and dollars on water diversion for the Rowe Hill Road.

Bill Bickford, resident of Greenwood - East Twitchell Pond Road

Mr. Bickford stated that there are three to four streams with culvert crossings on the East Twitchell Pond Road side that are not shown on the plan. Mr. Bickford stated that even with these rain gardens, the velocity of rain from storms is going to be released down hill towards the pond no matter what they do. Mr. Bickford asked if there is anything that could be stated that the owner can't remove anymore trees off of the lot because of Shoreland zoning.

Rick Dutton stated that he isn't aware of any Greenwood Ordinance that would prevent them from cutting trees on that lot. Mr. Dutton explained that the harvest operation on that lot is over. Mr. Dutton explained that Main-Land has completed a Stormwater study of this area and that the study not only looked at phosphorous but also the rate of run off from the subdivision. Mr. Dutton explained that the post development runoff will be the same as pre-development runoff if not lower.

Chuck Finger, resident of Greenwood – Indian Pond Road

Mr. Finger stated that Twitchell Pond is considered high for lake protection phosphorous. Mr. Finger stated that Main-Land Development is a very good company as he has worked with them before but they are here to protect their client and who is going to be here to protect the Town of Greenwood. Mr. Finger asked if the Town ever uses the services of a third-party review. Mr. Finger asked the Planning Board to use a third-party review due to the fact of this pond being high on the list for phosphorous run off. Mr. Finger asked if tonight was just a hearing on the sketch plan and not the preliminary meeting.

Chair Doyon stated that this is the first subdivision to come before the Planning Board in several years. Chair Doyon stated that the Planning Board does have the ability to seek a third-party review if the Board deems it necessary. Chair Doyon stated that the Board reviewed the preliminary application at their last meeting on June 7<sup>th</sup> and tonight we are having a public hearing. Chair Doyon explained that at their next meeting on July 12<sup>th</sup> the Board will review the minutes of the hearing and go thru the application to determine if further information is needed from the applicant to deem the application complete. Chair Doyon stated that tonight's meeting is information gathering only and then the Board will proceed from there.

Bill Bickford, resident of Greenwood – East Twitchell Pond Road

Mr. Bickford stated that a third-party review is an excellent idea.

Chair Doyon stated that if Mr. Bickford wanted the Board to consider a third-party review that he put that request in writing to the Planning Board. Becky Secrest also stated that there is a deadline for any submissions to the Planning Board. Codes Officer Corey stated that the deadline for submissions is two weeks before the meeting.

Kelly Bickford, Greenwood resident – East Twitchell Pond Road  
Ms. Bickford asked if they did any studies based on the 100-year storms as she thinks we are having more of those.

Rick Dutton explained that as an engineer he has two obligations, first is to his client and second to the health and safety to the public at large. Mr. Dutton explained that they check other storm events and other scenarios but no one designs for severe storms as the Greenwood Ordinance requires us to provide for the 25-year storm and that is the industry standard.

Peter Kefalas, Jamaica Plain, MA and abutter to proposed subdivision.  
Mr. Kefalas asked if they could speak to the well and aquifers in the area and how does adding 7 wells impact the neighboring wells and aquifers.

Rick Dutton stated that this site is not over a significant aquifer. Mr. Dutton stated they anticipate installing drilled wells.

Chuck Finger, Greenwood resident – Indian Pond Road  
Mr. Finger stated that he was not present at the pre-application meeting. He asked if the Board was provided two drawings for cluster vs. on road development, and was the Board given a written narrative of the advantages and disadvantages of these two different types for this proposed subdivision.

Chair Doyon stated that prior to the applicant submitting an application, the property owner met with the Planning Board to discuss what her plans were for the property. Chair Doyon stated that the charge of the Planning Board was to direct the property owner to do what would have the least amount of impact on the lower lands as was most humanly possible. Chair Doyon stated that knowing that the land near the pond side is very steep and to put any infrastructure in that area would actually accelerate the rain water and run off. He explained that the Board looked at the topography of the lot and determined that a plan with lots on Rowe Hill would have a minimal impact to the Pond as compared to lots on the East Twitchell Pond Road side.

Bill Bickford, Greenwood resident – East Twitchell Pond Road.  
Mr. Bickford asked if the development were to come off of the East Twitchell Pond Road would they have to bring that road up to Town standards.

Chair Doyon stated that this application doesn't have any lots coming off of the East Twitchell Pond Road so it is not part of this review.

Larry Merlino, Greenwood resident – East Twitchell Pond Road  
Mr. Merlino asked who and how were the wetlands measured.

Rick Dutton explained that Main-Land delineated the wetlands on the plans for the subdivision and they use the Army Corp methodology.

Chuck Finger, Greenwood resident – Indian Pond Road

Mr. Finger stated that the Rowe Hill Road is in deplorable condition and asked if a road study is going to be completed to determine the amount of increased traffic. Mr. Finger stated that the Ordinance requires that a third-party engineer document the road condition prior and 30 days after and also that Board can have the applicant pay for that. Mr. Finger asked the Board if they were going to have an engineer document the road prior and after.

Chair Doyon answered probably not as there is no infrastructure being built. Chair Doyon suggested that Mr. Finger put it in writing for the Planning Board to consider at their next meeting.

3. Questions from the Planning Board

Becky Secrest stated that the plan has the brown areas of the building sites and asked what was the size of those. Member Secrest asked if the right of way to the retained land was being considered a road.

Rick Dutton answered that these vary and average 150' x 300'.

Paula Lamb stated that the right of way has not been cleared or built – so there is no road there.

4. Close Public Hearing

Brad motioned and Eva seconded to adjourn the public hearing at 6:30pm. Vote: 4-0. Motion passes and public hearing is closed.

Item 5: New Business - None

Item 6: Admin Issues

A. Next Meeting – July 12<sup>th</sup> – 5:30pm Greenwood Town Office.

Item 7: Adjourn - Having no further business, Brad motioned and Eva seconded to adjourn the meeting at 6:35pm. Vote: 4-0. Meeting is adjourned.