

Town of Greenwood
Planning Board Meeting Minutes
Aug. 16, 2021
5:30pm – 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

Eva Mills, Secretary

Brad Payne

Rosemary McLean – voting member at this meeting

Joelle Corey, Codes Officer

Shelley Norton, Land Use Planner from AVCOG

Absent:

Tyler Bennett

Becky Secrest

Item 3: Consider minutes of Aug. 2, 2021

The Board reviewed the minutes. Eva motioned and Brad seconded to approve the minutes as presented. Vote: 4-0. Minutes approved.

Item 4: Old Business

Subdivision Application – Twitchell Pond Overlook

A. Submissions since last meeting – before deadline

1. Letter from Jane Moosbrucker, dated 07/28/2021
2. Letter from Kim Sparks, Road Commissioner, dated 08/06/2021
3. Updated Preliminary Plan S3.1 from Main-Land dated 08/06/2021
4. Findings of Fact for Preliminary Plan
5. Preliminary Plan Checklist
6. Declaration of Protective Covenants
7. Erosion and Sedimentation Control Plan
8. Findings of Fact for Final Plan Review
9. Final Plan Checklist
10. Final Plan S3.1

After deadline:

1. Letter from William & Kathleen Ross dated 08/09/2021 rec. 8/11/2021
2. Letter from William Bickford dated 08/12/2021 rec. 8/13/2021

B. Review submissions and determine if application is complete

The Board reviewed the Preliminary Plan Checklist. (Copy Attached)

26. Other local, state, Federal permits required – the Board would like the word may to be changed to the word will.

Town driveway permits ~~may~~ will be required.

23. Municipal service impact analysis - Shelley explained that the applicant had asked for a waiver on this item and the Board asked for the Road Commissioner to weigh in on this again. Chair Doyon stated that the Board had a second letter from the Road Commissioner that stated that there would be a minimal traffic impact at 4.25%.

Brad moved and Eva seconded that the 2nd letter from the Road Commissioner addresses the Municipal Services Impact. Vote: 4-0. Motion passes.

28. Waiver requests with justification.

Brad motioned and Rosemary seconded that they Board accept the waiver request. Vote: 4-0. Waiver approved.

Rosemary motioned and Eva seconded to approve the Subdivision Preliminary Plan checklist as complete and is approved. Vote: 4-0. Preliminary Plan checklist is approved.

The Board reviewed the Preliminary Plan Findings of Fact. (Copy attached)

Page 2. A. Impact on Community Services and Facilities

Brad motioned and Eva seconded that block A. had been met. Vote: 4-0. Motion passes. Block A. has been met.

Page 2, 3, 4. B. Phosphorus Control. Chair Doyon read aloud the conditions of Approval:

1. *Subsurface wastewater disposal systems must be inspected by a certified State of Maine subsurface wastewater disposal system inspector prior to transfer of property from initial homeowner to subsequent homeowners. Any deficiency will be corrected prior to transfer of property if able to be performed during Maine's construction season or will be corrected immediately during the next construction season.*
2. *Rain gardens must be inspected by a professional engineer prior to transfer of property from initial homeowner to subsequent homeowners. Any deficiency will be corrected and any specified maintenance performed prior to transfer of property if able to be performed during Maine's construction season or will be corrected immediately during the next construction season.*

3. Owners shall submit a residential site plan to the town of Greenwood Code Enforcement Officer for review and approval prior to the issuance of the building permit. Plan shall show structures, impervious surfaces, lawn areas, rain gardens, grading, and erosion and sedimentation controls including but not limited to a double row of silt fence and/or erosion control mix berms.
4. Deeds for the subdivision lots shall include the “Declaration of Protective Covenants, Conditions & Restrictions for the “Twitchell Pond Overlook” at Rowe Hill Road, Greenwood, Maine.” Conditions required by the Planning Board are:
Rain Gardens and Erosion Control: All lots shall conform to the attached Erosion and Sedimentation Control Plan, and technical drawings, attached hereto as Exhibit A, and incorporated herein, and dated May 25, 2021 as provided to the Planning Board as six total pages, five entitled “Erosion and Sedimentation Control Plan: Twitchell Pond Overlook” and containing a sixth page which is the Site Details Sheet (C9.1) which was updated on August 2, 2021.

Brad motioned and Eva seconded that the standard had been met. Vote: 4-0. Motion passes. Block B meets the standard.

The Board reviewed the Maine State Subdivision Review Criteria.

1. Pollution – Chair Doyon read aloud: *This subdivision will provide for adequate sewage waste disposal and has rain gardens designs to treat the stormwater coming off of each individual lot. See conditions of approval proposed for #B above (phosphorus control).*

Eva motioned and Brad seconded that what was submitted meets the standard. Vote: 4-0. Motion passes.

2. Sufficient Water – Chair Doyon read aloud: *The project proposed individual private wells on each lot. The applicant has provided a letter from a state certified geologist who has stated that based on available information, “the bedrock aquifer is likely to have adequate capacity to supply potable water to meet domestic demand without resulting in adverse on- or off-site influences such as excessive drawdown.”*

Chair Doyon stated that a letter was supplied by a State Certified Geologist - copy attached.

Brad motioned and Eva seconded that this standard had been met. Vote: 4-0. Motion passes.

3. Municipal Water Supply – Chair Doyon stated that there is no Municipal Water Supply in Greenwood so the is not applicable.
4. Erosion – Chair Doyon read aloud as a condition of approval: *Owners shall submit a residential site plan to the town of Greenwood Code Enforcement Officer for review and approval prior to the issuance of the building permit. Plan shall show structures, impervious surfaces, lawn areas, rain gardens, grading, and erosion and sedimentation controls including but not limited to a double row of silt fence and/or erosion control mix berms.*

Eva motioned and Brad seconded that this standard had been met. Vote: 4-0. Motion passes.

5. Traffic – Chair Doyon read aloud: *The subdivision lots access Rowe Hill Road, a town-owned road. In a letter from the Town’s Road Commissioner, it was stated there are presently 165 residences either on Rowe Hill Road or on roads that are off of Rowe Hill Road. The proposal for 7 new house lots would increase traffic from local residential use by 4.25%. This level of traffic increase does not require a traffic study.*

Brad motioned and Rosemary seconded that this standard had been met. Vote: 4-0. Motion passes.

6. Sewage Disposal – Chair Doyon read aloud: *As a Condition of Approval: Subsurface wastewater disposal systems must be inspected by a certified State of Maine subsurface wastewater disposal system inspector prior to transfer of property from initial homeowner to subsequent homeowners. Any deficiency will be corrected prior to transfer of property if able to be performed during Maine’s construction season or will be corrected immediately during the next construction season.*

Eva motioned and Rosemary seconded that this standard had been met. Vote: 4-0. Motion passes.

7. Municipal Solid Waste – Chair Doyon read aloud: *These lots will be required to haul off all construction debris and dispose of it at state-approved disposal facilities. Residents will be required to obtain a transfer station permit and dispose of their own trash and brush, leaves and grass at the Locke’s Mills Facility or A&B Forestry Facility. Residents will be responsible for taking any household hazardous waste to the joint Greenwood and Bethel pickup event in Bethel annually, or other approved facility or event.*

Rosemary motioned and Eva seconded that this standard had been met. Vote: 4-0. Motion passes.

8. Aesthetic, cultural and natural values – Chair Doyon read aloud: *Maine Historic Preservation Commission provided a letter dated May 24, 2021 that stated that there are no National Register eligible properties and that the project is not considered sensitive for archaeological resources.*

The applicant received a letter dated June 9, 2021 from MDIFW which stated that they have not mapped any Essential Habitats that would be directly impacted by this project. They recommended a survey be done of the site for vernal pools, which Main-Land completed during its survey work, none were found. MDIFW also recommended that 100-foot undisturbed vegetated buffers be maintained along streams and waterbodies on site and their associated adjacent wetlands. The only areas that this appears to apply to are on the family conveyed land to Carolyn F. Hardy, the most southerly of the three parcels to be gifted and no development is proposed on this lot with this project.

According to Maine's Natural Areas Program in a letter dated May 14, 2021 there are no known endangered or threatened plants on site. Their letter states that "you may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed" but no requirements are being placed on the project by the State.

Brad motioned and Eva seconded that this standard had been met. Vote: 4-0. Motion passes.

9. Conformity with Local Ordinance and Plans – Chair Doyon read aloud: *The 2003 Comprehensive Plan's Future Land Use Map shows the area where this project is located as "General Growth Area." The General Growth Area's purpose is to provide location for residential development including single family residential, multi-family residential, and mobile home parks and non-residential land uses. There is concern in the plan about residential development on roads in town that are in bad condition and would require significant financial improvements to accommodate additional use, however, Rowe Hill Road in reasonable condition. The applicant asked for and was granted a waiver on August 16, 2021 to the lot ratio requirement for lot #3 to allow it to be 3.1:1 instead of 3:1. Since the board provided a waiver to this requirement, the lot requirement standards in the ordinances have been met. The plan appears to be in conformance with the requirements of the Subdivision Ordinance, detailed comments related to this can be found in the AVCOG review dated July 2, 2021 and revised August 6, 2021.*

Eva motioned and Brad seconded that this standard had been met. Vote: 4-0. Motion passes.

10. Financial and Technical Capacity – Chair Doyon read aloud: *The project does not require the developer to install any road, utilities, infrastructure or other services, therefore, the owner's financial capacity is met.*

The subdivision has been designed by Main-Land Development Consultants, Inc. out of Livermore Falls, Maine. They have state licensed engineers, surveyors, soil scientists and individuals trained in wetland delineation and other related professionals needed to provide subdivision design in the State of Maine. The owner has also retained the services of a professional forester to help manage the land in regards to the State's Liquidation Harvesting Law.

Rosemary motioned and Eva seconded that this standard had been met. Vote: 4-0. Motion passes.

11. Surface Waters; Outstanding River Segments – Chair Doyon read aloud: *This project is located entirely in the watershed of Twitchell Pond, but does not have any frontage on an outstanding river segment.*

The ordinance requires development to conform to the state requirements for phosphorus. See comments below in #18.

Eva motioned and Brad seconded that this standard has been met. Vote: 4-0. Motion passes.

12. Ground Water – Chair Doyon read aloud: *State Standard: The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.*

Chair Doyon stated that there is a copy of a letter from a State Certified Geologist in the packet that speaks to this as well. (Copy attached).

Brad motioned and Rosemary seconded that this standard will be met. Vote: 4-0. Motion passes.

13. Flood Areas – Chair Doyon read aloud: *These parcels do not contain any floodplains. They are generally all sloping to the west and the water flows overland to Twitchell Pond.*

The Planning Board deemed this standard as not applicable.

14. Freshwater Wetlands – Chair Doyon read aloud: *Wetlands on site were delineated by Main-Land Development Consultants, Inc., and no vernal pools were discovered during this surveying. Wetland impacts are being minimized by the subdivision design with only one filling impact on lot #2 for a driveway, which does not require a NRPA permit but did require an Army Corps of Engineers general permit which was received and is dated July 16, 2021.*

Brad motioned and Eva seconded that this standard has been met. Vote: 4-0. Motion carries.

14-A. Farmland

The Planning Board deemed this standard as not applicable.

15. River, Stream or Brook - Chair Doyon read aloud: *There are two small streams on site that were delineated by Main-Land Development Consultants, Inc. Maine Dept. of Inland Fisheries & Wildlife in their letter recommended that a Twitchell Pond Overlook Subdivision – Preliminary Plan Review Findings of Fact & Conclusions of Law 10 100-foot vegetated buffer be maintained around streams and wetlands associated with streams and ponds. The only areas that this appears to apply to are on the family conveyed land to Carolyn F. Hardy, the most southerly of the three parcels that were conveyed to one of Paula's daughters, and no development is proposed for this lot as part of this subdivision.*

The Planning Board deemed this standard as not applicable.

16. Storm Water- Chair Doyon read aloud: *The project site is moderately to steeply sloping towards the west. Stormwater drains to the East Twitchell Pond Road, across the road, and into Twitchell Pond. Currently the site is wooded and undeveloped except for some previous timber harvesting. Overall, the site has generally poorly drained soils and is classified as*

Hydrologic Soil Group (HSG) D. As there is no new road proposed, the only new impervious and developed areas are related to the driveways and homes. The engineer has estimated an impervious area of 0.15 acres and 0.3 acres of landscaped area for each house lot which accounts for a typical house, garage, maintained lawn, and driveway. This project's size (number of lots) does not trigger Maine Department of Environmental Protection review for stormwater impacts. The stormwater design relies on rain gardens, one on each house lot, to capture the runoff from the developed area, treat and slowly release the water back into the natural drainage of the area underground, or as slowed down surface flow in heavy rain events. The engineering analysis compared the pre- and post-development stormwater flow rates at three points of discharge for the overall land area (including the lands recently conveyed by Paula Lamb to her children, shown on the subdivision plan as conveyed land). The stormwater peak flow rate in the post-development condition is equal to or slightly lesser than in the pre-developed condition for these three analysis points.

Rosemary motioned and Brad seconded that this standard has been met. Vote: 4-0. Motion passes.

17. Spaghetti-lots prohibited – Chair Doyon read aloud: *State Standard: If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than 5 to 1. The project lots do not have any shore frontage on a stream, brook, great pond or coastal wetland.*

The Planning Board deemed this standard as not applicable.

18. Lake Phosphorous Concentration – Chair Doyon read aloud: *State Standard: The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision. See section "B Phosphorus Control" above for discussion of how the project design conforms with the subdivision ordinance general standard for phosphorus runoff control and the associated conditions of approval for the same.*

Rosemary motioned and Eva seconded that this standard has been met. Vote: 4-0. Motion passes.

19. Impact on Adjoining Municipality – Chair Doyon read aloud: *State Standard: For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located. This property does not cross municipal boundaries.*

The Planning Board deemed this standard as not applicable.

20. Lands Subject to Liquidation Harvesting – Chair Doyon read aloud: *The applicant has provided a letter from forester Joseph Stevenson stating that according to state law the property is exempt from the Liquidation Harvesting Law under exemptions A, E and H.*

Brad motioned and Rosemary seconded that this standard has been met. Vote: 4-0. Motion passes.

Chair Doyon read aloud: *Therefore, the Planning Board hereby approves with the following conditions, the application of Paula Lamb for Preliminary Subdivision review of the Twitchell Pond Overlook Subdivision located on Rowe Hill Road, Map R-14, Lot-2.*

1. A Final Plan for this subdivision must be submitted to the Planning Board for review and approval within one year of the date of this preliminary approval, or a new Preliminary Plan review will be required.

2. This review is only a preliminary review; the approval does not grant any right to division of lots or construction activity.

3. All required permits and approvals from other agencies, revisions to permits received subsequent to this approval, and any town permits shall be provided as part of the Final Plan review.

Rosemary motioned and Brad seconded to approve the Preliminary Plan. Vote 4-0. Motion passes.

Chair Doyon stated that the Board has found the Preliminary Plan and Findings of Fact & Conclusions of Law complete dated this day, August 16, 2021.

Declaration of Protective Covenants – the Board reviewed the Covenants. Chair Doyon stated that the Board has had these for a while and asked if there had been any changes to them since their last meeting. Rick from Main-Land explained that there was one change made. Rick stated that the condition of approval that the septic systems need to be inspected by a State certified inspector before the transfer of the property and this will also be noted in the Covenants so that it will be noted on the Deed. Rick stated that it was number 10 in the covenants.

Rosemary motioned and Eva seconded to approve the Declaration of Protective Covenants dated August 6, 2021. Vote: 4-0. Motion passes.

Erosion and Sedimentation Control Plan –The Board reviewed the plan. Rick explained that the last page Site Details has been updated to include the updated rain garden and phosphorous information.

Brad motioned and Rosemary seconded to approve the Erosion and Sedimentation Control Plan noted as Exhibit A with attachment C9.1. Vote: 4-0. Motion passes.

The Board reviewed the **Final Plan Checklist**. (Copy attached)

Chair Doyon stated that on page 2, Item 26 the Board will change it to match the Preliminary Plan Checklist that Driveway Entrance Permits will be required and remove the word may. Shelley stated that she would make the needed updates to Item 23 & Item 28 along with correcting the ratio. The Board approved of these updates. Chair Doyon stated that with those updates the Final Plan Checklist matches the Preliminary Plan Checklist.

Rosemary motioned and Eva seconded to approve the Final Plan Checklist with amendments as stated to match the Preliminary Plan Checklist. Vote: 4-0. Motion passes and Final Plan Checklist is approved as amended.

The Board reviewed the **Final Plan Findings of Fact**. (Copy attached)

Chair Doyon stated that the updates are on page 3., Conditions of Approval - Number 1-4.

Shelley asked if the Board was not going to hold a public hearing on the final plan, then they should get that on the record. Eva asked if Shelley could explain that. Shelley stated that the Board could hold a site visit and hold a public hearing on the final plan. Shelley explained that these are optional and just wanted to clarify this with the Board. Chair Doyon asked what the Board wanted to do and if someone would like to make a motion to waive these.

Brad motioned and Rosemary seconded that they waive holding a site visit and waive holding a Public Hearing on the final plan. Vote: 4-0. Motion passes.

Chair Doyon read aloud:

As Conditions of Approval:

1. Subsurface wastewater disposal systems must be inspected by a certified State of Maine subsurface wastewater disposal system inspector prior to transfer of property from initial homeowner to subsequent homeowners. Any deficiency will be corrected prior to transfer of property if able to be performed during Maine's construction season or will be corrected immediately during the next construction season.

2. Rain gardens must be inspected by a professional engineer prior to transfer of property from initial homeowner to subsequent homeowners. Any deficiency will be corrected and any specified maintenance performed prior to transfer of property if able to be performed during Maine's construction season or will be corrected immediately during the next construction season.

3. Owners shall submit a residential site plan to the town of Greenwood Code Enforcement Officer for review and approval prior to the issuance of the building permit. Plan shall show structures, impervious surfaces, lawn areas, rain gardens, grading, and erosion and sedimentation controls including but not limited to a double row of silt fence and/or erosion control mix berms.

4. Deeds for the subdivision lots shall include the “Declaration of Protective Covenants, Conditions & Restrictions for the “Twitchell Pond Overlook” at Rowe Hill Road, Greenwood, Maine.” Conditions required by the Planning Board are: Rain Gardens and Erosion Control: All lots shall conform to the attached Erosion and Sedimentation Control Plan, and technical drawings, attached hereto as Exhibit A, and incorporated herein, and dated May 25, 2021 as provided to the Planning Board as 11 total pages, five entitled “Erosion and Sedimentation Control Plan: Twitchell Pond Overlook” and containing a 12th page which is the Site Details Sheet (C9.1) which was updated on August 2, 2021.

Brad motioned and Rosemary seconded to approve these conditions of approval Item 1-4 as read and submitted. Vote: 4-0. Motion passes.

Chair Doyon asked everyone to review the condition on the bottom of page 4 & on page 5.

Chair Doyon read aloud: *4. Erosion State Standard: The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition result.*

The applicant has submitted an erosion control plan which details temporary and permanent erosion and sediment control measures. The ordinance requires (Section VIII.J.7) that until a disturbed area is stabilized, sediment in the runoff water shall be trapped by the use of debris basins, sediment basins, silt traps or other acceptable methods. The erosion and sedimentation control plan dated July 9, 2021 includes winter erosion control methods and dictates more than one method of erosion control barrier be placed in areas of high erosion potential. A combination of double barrier temporary control should be used on the downslope side of construction to reduce sedimentation and water velocity discharging to wetlands and slopes. This will reduce the likelihood that methods will fail and create erosion downslope or on neighboring lands.

As a Condition of Approval: Owners shall submit a residential site plan to the town of Greenwood Code Enforcement Officer for review and approval prior to the issuance of the building permit. Plan shall show structures, impervious surfaces, lawn areas, rain gardens, grading, and erosion and sedimentation controls including but not limited to a double row of silt fence and/or erosion control mix berms.

6. Sewage Disposal State Standard: The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized. The project proposes individual private sewage disposal systems for each lot. Soils are C and D and hydrologic limiting factors were found at 16” or deeper for all test pits, with many pits being much deeper. Adequate septic design should be possible for these locations.

Due to the proximity upslope of these lots to Twitchell Pond, but their location outside of the shoreland zone, the Board is requiring the following condition: As a Condition of Approval: Subsurface wastewater disposal systems must be inspected by a certified State of Maine subsurface wastewater disposal system inspector prior to transfer of property from initial homeowner to subsequent homeowners. Any deficiency will be corrected prior to transfer of property if able to be performed during Maine's construction season or will be corrected immediately during the next construction season.

1. The project is carried out as approved and as set forth in the application, site plan and verbal testimony.

2. If any of the supporting data or representations for which this approval is based changes in any way or is found to be incorrect and/or inaccurate, the applicant shall request in writing from the Planning Board a decision of what impacts those changes will have on the approval. The applicant will then be required to submit those changes for review and approval and any mitigation required as a result of those changes may be required at the expense of the applicant.

3. Changes and additions to the construction drawings and any changes to other submitted documents these changes and additions necessitate shall be submitted to the Planning Board for review.

8. All required permits and approvals from other agencies, revisions to permits received subsequent to this approval, and any town permits shall be provided prior to the start of construction.

Chair Doyon stated that these 4 Items should be added to the final plan. Shelley stated that these items are added on the final plan.

Brad motioned and Rosemary seconded to approve Items 1-8 as Conditions of Approval. Vote: 4-0. Motion passes.

The Board reviewed the **Final Plan S3.1**. Chair Doyon stated that the Final Plan has all of the 8 Conditions of Approval listed on the upper righthand side of the Plan. Chair Doyon asked the Board or Shelley if they see anything else that needs to be added or amended on this final plan.

Eva motioned and Rosemary seconded to approve the Final Plan S3.1 as submitted. Vote: 4-0. Motion approved.

Rick from Main-Land stated that the conditions listed on the Final Plan S3.1 reference the sixth page so that needs to be corrected. Rick stated that it is Condition of Approval number 7. Rick explained that he will have the Final Plan S3.1 updated to correct Item 7.

Chair Doyon read aloud: *7. Deeds for the subdivision lots shall include the "Declaration of Protective Covenants, Conditions & Restrictions for the Twitchell Pond Overlook" at Rowe Hill Road, Greenwood, Maine."*
Conditions required by the Planning Board are:

a. Rain Gardens and Erosion Control: All lots shall conform to the attached Erosion and Sedimentation Control Plan, and technical drawings, attached hereto as Exhibit A, and incorporated herein, and dated July 9, 2021 as provided to the Planning Board as twelve total pages, eleven entitled "Erosion and Sedimentation Control Plan: Twitchell Pond Overlook" and containing a twelfth page which is the Site Details Sheet (C9.1) which was updated on August 2, 2021.

b. Plan requirements: East requirement set forth on the recorded plan shall be incorporated and made part of this declaration as if fully set forth herein. Any other covenants, conditions, or restrictions required by the owner are beyond the scope of this approval.

Chair Doyon reviewed all of Items that the Board reviewed. Chair Doyon asked the Board if they had any other items for discussion on this application. Chair Doyon stated that Main-Land needs to update Item 7 on the plan.

Brad stated that with all of the subdivision criteria being met, he motions to approve this subdivision application. Rosemary seconded the motion. Vote: 4-0. All in favor. Motion passes.

Chair Doyon stated that when Main-Land brings in the corrected Final Plan, Kim will contact everyone to have them come to the office to sign the Final Plan.

Chair Doyon stated that two items came in after the submission deadline:

1. Letter from William & Kathleen Ross dated 08/09/2021 rec. 8/11/2021
2. Letter from William Bickford dated 08/12/2021 rec. 8/13/2021

Chair Doyon stated that everyone had copies of these letters in their packets. Rick from Main-Land asked if the Board would sign the Preliminary Plan tonight as there are no changes to that document. Chair Doyon stated the Board would sign Preliminary Plan.

C. Other items - None

Item 5: New Business

~~A. Gary Freeland, 115 East Twitchell Pond Rd., U18-12
Build a 30' x 35' residence with 10' x 20' deck
Requested that he submit his calculations~~

Moved to Sept. 13th meeting as not all documents were turned in time for Board review.

Item 6: Admin Issues

- A. Next Meeting – Sept. 13th, 5:30pm – Greenwood Town Office

- B. Shoreland Zoning update from CEO, Joelle Corey – Joelle explained that she received information from the DEP last month stating that we are to now start using the 2015 State Standards even though the Town of Greenwood has not voted them in. Joelle explained that any Shoreland Zoning applications will have to be reviewed with the Town’s Ordinance and with the 2015 State Standards and the Board will have to go with whichever is stricter. Chair Doyon stated that the State realized that 90% of the Maine Towns did not opt in for their 2015 Standards for Shoreland Zoning. Joelle explained that there will be an application coming before the Board that will limit the height of their property based on the 2015 Standards.

Item 7: Adjourn - Having nor further business, Brad motioned and Eva seconded to adjourn the meeting at 6:48pm. Vote: 4-0. Meeting adjourned.