

Town of Greenwood  
Planning Board Meeting Minutes  
May 16, 2022  
5:30pm – Greenwood Town Office

Item 1: Call meeting to order – Chair Mills called the meeting to order at 5:33pm.

Item 2: Roll Call

Present:

Eva Mills, Chair  
Becky Secrest, Vice Chair  
David Newcomb, Secretary  
Matt Mitchell, Member

Joelle Corey, Codes Enforcement Officer

Item 3: Review Minutes of February 7, 2022 – The Board reviewed the minutes of February 7, 2022.

Becky motioned and David seconded to approve the minutes as presented.

Vote: 4-0. Minutes are approved as read.

Item 4: Old Business - None

Item 5: New Business

- A. The Coal Burned Spoon Sanctuary, Site Plan Review  
86 Wintergreen Way, Greenwood  
R14-1-2

Joelle stated that Fire Chief Ken Cole informed Kim that he had met with John Bolduc and was working on a few items but presently doesn't have any issues to bring to the Board. Becky asked if the Fire Chief has signed off that he has no issues with this application. Joelle stated that once the Planning Board determines that the application is complete then the Board can ask the Fire Chief for a letter. Joelle stated that they want to make the Board aware that the Fire Chief is currently working with the applicant.

Esther from Main-land was present representing the Coal Burned Spoon Sanctuary and gave an overview of the project. Esther explained that the owners, Karen and John Bolduc live on this property. She explained that the property is off of the Greenwood Road and is 435 acres. She explained that Main-land completed a boundary survey of the entire property. Esther explained that most of the parcel is forest and has been harvested over the years so there are an extensive amount of logging roads on the property.

Esther explained that what they are proposing is a glamping project which will consist of treehouses and cabins that guests can come and stay in that will be

scattered about the lower portion of the property. She explained that there are a couple of eight person cabins. Becky asked if there was already a pond there. Esther explained that this will be a manmade pond for recreation. Becky asked if there are any wetlands in this area. Esther explained that Main-land has mapped the entire property for wetlands, streams, and natural resources. She explained that there are wetlands throughout the property but none where they are installing the pond. Becky asked if the new water supply will be a drilled or dug well. Esther explained that there will be two new water supplies, one will supply the cabins, and they have yet to determine if it will be dug or drilled and the other will supply. Esther explained that there will be some upgrades to the existing logging roads as some have grown in and surfaces are really rough. She explained that these roads will only be used by the employees as guests will be parking at the Welcome Center which is about a half a mile from the Greenwood Road. She explained that section of the Wintergreen Way from the Greenwood Road to the Welcome Center will be widened. She explained that some of that work has already been completed.

Esther explained that they are following the DEP's 100-foot buffer around the streams with the exception of one area near the snowmobile trail. Becky asked if any wetlands are going to be disturbed. Joelle explained that they are allowed to disturb 4300 square feet of wetland and this section of existing road will be developed and subtracted from the allowance. Matt asked if the plan was bigger at one time and is that still the plan at some point. Karen explained that the project will be done in phases. Matt asked if they are thinking of what their needs would be for the future phases and if some of those things could be done in the initial phase as things will be more expensive later on. Esther explained that they had thought of this as well and accounted for that in these plans.

Becky asked if they own any of the abutting property. Esther stated that all of the Bolduc's property is shown on the property maps. Becky asked that in the future if they were to expand would it be within this footprint that is shown on these maps. Esther answered yes.

Joelle asked if the existing logging roads would be kept clean. Karen stated that they are currently bush hogging these areas as part of their annual maintenance plan.

Becky asked if guests want to explore are abutters notified. Karen stated that their boundary lines are all blazed. Joelle stated that Mt. Abram is open to hiking so guests could hike to Mt. Abram and back. John explained that they are working with Mt. Abram to see how we can work together. John explained that their guests are intended to stay on their property. Karen explained that she didn't want to put up a lot of signage. Matt stated that they also need to think about other people coming on their property. Eva asked if they thought about spraying the purple so folks know the definite lines. Karen stated that she thinks that will be definitely in the cards.

Matt stated that he knows there have been a lot of discussion on the road and entrance and asked if Esther could update the Board on that. Esther explained that they will be widening the entrance. She explained that from the Greenwood

Road to the property there is a section of road that is under a 60' easement. The Board reviewed plan C5.1. Esther stated that it is about 100' from the Greenwood Road to their property and they are proposing to leave this as is. She explained that they looked at widening it to the 22' at 3% and when we do that there are some issues. Esther explained that the Putnam house is very close to the easement and if they were to widen the entrance, they would be even closer to the house. Matt asked who owned the easement. Esther stated that the Bolduc's property has an easement to cross the Putnam's property. Karen stated that they have tried to work with the Putnam's but it hasn't worked out and Mr. Putnam says he will seek legal action. Esther then they considered moving the other side but that abutter's septic system is in that area. Karen explained that they have a 60' right or way that is written in their deed but it is impacting neighbors negatively so its as if they don't even have an easement. She stated that they spoke to other neighbors to see if they could get an easement from them so that they could build the entrance to the Town specs. She stated that the other neighbors declined saying that it would impact their property values. Esther stated that there is enough space for two vehicles to pass each other. John stated that the current entrance is 22' and if they can keep the same grade that would be doable. Matt asked if there would be an issue if there were two cars and one of the cars pulled into the neighbor's driveway. Esther stated that this is a relatively low use and have calculated it as under 50 trips per day. Esther stated the idea is that when guests come, they won't be going in and out but will be staying put. David asked if the Fire Chief would have an issue with the width of the road in that section. Joelle stated that the Fire Chief will have to put his concerns in a letter to the Board. John stated that with his discussion with the Fire Chief they discussed installing pullout on the road every 150' – 200'.

Joelle stated that she noticed in the application there isn't any requests for waivers and asked if the applicant wasn't ready for that. Esther stated that they are asking for a few waivers and thought it was in the packet. Esther stated that asked for a waiver for signs, lighting, and municipal impact analysis. Esther explained that she didn't think that the entrance would require a waiver for entrance requirement for low volume traffic. Esther stated that the Ordinance says the Board may vary the standards due to unique factors and she wasn't sure if the Board would be willing to do that. Matt stated that he would like it in written form so that it is in the application if anyone questions it in the future. Esther stated that they would be able to write up a request for this. Joelle stated that she would like to see that two vehicle like an ambulance and a fire tanker can pass right at the entrance. Karen explained that for the first 40' of the entrance there is enough room to do that. John explained that there is a utility pole in the way right now but they are in the process of moving the pole. Joelle stated that she would recommend making the entrance wider so that two public safety vehicles could pass each other and the remaining section of road to the property line to 22' wide. Esther stated that is doable.

Esther showed the Board pictures of what the Welcome Center, cabins, and treehouses will look like. Esther stated that the treehouses will be actually using trees to support them. Karen stated that this will be full log construction – whole log construction of western red cedar. Joelle asked what the current r- value is of these logs. John answered 28.

The Board reviewed the entire application to determine if it was complete. The Board asked if they could complete the section of the application that asks for their phone numbers. Esther and John gave their phone numbers to the Planning Board so that item is complete. David asked to have the two waivers listed on section 19. Esther stated that she will gladly do that. Esther stated that she will make these updates and send an electronic copy to Kim.

Matt asked if the Ordinance requires for them to post a sign of what is being proposed. Esther stated that the Ordinance does request a sign but wondered if the Board was going to require that. Joelle explained that we have required a sign on larger projects in the past but recently waived it for Paula Mills' subdivision on Rowe Hill Road. Joelle explained that the Board asked her to number each lot but did not require her to install a giant sign. Karen stated that they had talked about putting up a sign – not on the Greenwood Road but a way in on Wintergreen Way.

Becky stated that she was all set with reviewing the documents submitted in this application and asked Joelle what would be the next steps. Joelle explained that they will notify the abutters of when the public hearing will be as well as a site visit. Joelle stated that we need to have the application resubmitted with the waivers listed in section 4 and the Board can vote if the application is complete with the waiver exception. Joelle explained that the public is invited to the Site Visit as it is a public meeting. Matt asked who sends out the notification of the hearing. Joelle explained that Kim will notify the abutters by certified mail of the public hearing.

Becky motioned and Matt seconded that the application is complete pending the inclusion of the waivers, a written statement about the entrance wide enough to allow two emergency vehicles to pass one another, and phone numbers. Vote: 4-0. Motion passes.

Site Plan and Public Hearing will be on June 6, 2022 at 5:30pm. Matt explained that he will not be able to attend the next meeting on June 6<sup>th</sup>.

#### Item 6: Admin Issues

##### A. Sign Green and Thompson Subdivision Amendment for recording

The Board reviewed and signed the subdivision amendment. Kim will send it for recording.

#### Item 7: Adjourn - Having no further business, Becky motioned and David seconded to adjourn the meeting at 7:00pm. Vote: 4-0. Meeting is adjourned.