

Town of Greenwood
Planning Board Meeting Minutes
June 6, 2022

5:30pm – Site Visit at Wintergreen Way

Present:

Planning Board members: Eva Mills, Becky Secrest, and David Newcomb.
Fire Chief Ken Cole, Captain Brian Letourneau, and Fire Fighter Shannon Letourneau were present.

Selectman Norman A. Milliard

Abutters: Jon DeNormandie, Stephen Cole, and Kathy Burke

Residents: Peter Musso, Anne Richter, Dan Greenfeld

Property Owners: John and Karen Bolduc

Senior Engineer, Main-Land: Esther Bizier

Return to Town Office at 6:15pm for regular meeting

Item 1: Call meeting to order - Chair Mills called the meeting to order at 6:22pm.

Item 2: Roll Call

Present:

Eva Mills, Chair

Becky Secrest, Vice Chair

David Newcomb, Secretary

Joelle Corey, Codes Enforcement Officer

Kim Sparks, Recording Secretary

Absent: Matt Mitchell, Member

Item 3: Review Minutes of May 16, 2022

The Board reviewed the minutes. Becky motioned and David seconded to approve the minutes as presented. Vote: 3-0. Motion passes and minutes are approved.

Item 4: Old Business

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

Chair Mills asked that everyone be polite when they speak and she will allow everyone two minutes to speak. She explained that if someone has more questions after using their two minutes, she will get back to them once everyone else has had a chance to speak. Codes Officer Joelle asked that speakers to please state their name for the record.

Open Public Hearing on proposed project. – Chair Mills opened the Public Hearing at 6:45pm.

Audience: 16 presents

Esther Bizier, Senior Engineer from Main-Land gave a brief presentation of the project. She introduced property owners Karen and John Bolduc. Esther explained that they are proposing 6 guest units for glamping. Esther stated that there were a bunch of people at the site walk a few moments ago are now here at the Public Hearing. Esther stated that the site visit started at the Greenwood Road and they drove in on existing roads out on the site. Esther reviewed the survey of the 435- acre parcel, explaining where the 3 cabins, 3 treehouses, and a visiting center would be located. Esther explained that the Bolduc's currently live on the parcel. She explained that there is a mixture of 2-person, 4-person, and 8-person buildings in the lower, interior portion of the property. Esther explained that all guests will be parking at the welcome center to check in and no vehicles are allowed beyond the welcome center. Esther explained that there is a maintenance building located on the corner of the site near the small gravel pit. Karen stated that this will house their kitchen where they will be putting together the guest's meal kits. Esther stated that they are working with the Fire Chief on how to get trucks in and out of the property and installing turnouts. Esther explained that this will have a public water supply and will have private wells so there will be two separate water systems – one by the welcome center and one further into the site so water lines will run to all of the treehouses and cabins. She explained that they will all have a separate septic system for waste water disposal. She explained that they will have electricity coming from the Greenwood Road to the visitor center but the cabins and treehouses will have their power from a small solar field. Esther showed the everyone renderings of what the welcome center, cabins and treehouses will look like. She explained that the treehouses are actually built on trees.

Chair Mills asked if anyone had any questions. Chief Cole stated that he had several that would take more than two minutes but he was willing to list them off and then let others ask their questions.

Ken stated that these questions/comments are being asked in his professional capacity as the Greenwood Fire Chief.

Requests to have in writing and submitted as part of the Site Plan Application that way it will be on record for any future Fire Chief or Firefighters.

- Have Main-Land map the turnouts and turnarounds for rescue vehicles
- Install road name signs and mile markers for truck communication
- Map water sources and electrical cutoff details
- Map helipad and landing zone including Latitude and Longitude of location
- Map turnaround areas near water sources
- Map road-cross section detail
- List out total capacity at max levels including owners, staff, and visitors
- Map firepit locations at housing units or gathering areas. Including design and showing combustibles/forest floor setbacks.

Questions from Chief Cole:

- Is this facility going to be open year-round? If so, how are they going to deal with winter roads or mud season?
- Will campers have mapping of the area to help eliminate lost person rescues?
- Will you be providing your own lost hiker /EMS recovery or rescue services?

Karen stated that they are currently in the process of developing a robust Fire Safety plan and these items will be perfect for the plan. Karen stated that they already have some of these addressed in the draft plan and some of them they don't. Esther stated that they can get the turnouts on a map and get the other items to the Town as well. Chief Cole explained that this is something that he will put in his pre-planning and the Fire Department will train on this.

Chair Mills asked if there were any other questions.

Lorna Hall, summers in Bryant Pond - asked why is it called a Sanctuary when it is actually a camping, glamping place and could they explain the difference. Karen answered that she understands that there are some who are concerned about that word. Karen stated that the word sanctuary in its legislative form like a wildlife sanctuary has to be approved by the legislature. She explained that they have no intention of going for that. She explained that if they did go for that which they are not it doesn't impact anyone around the sanctuary. She explained that their intention to use the word is from a business perspective and marketing standpoint as it paints a very serene picture. Karen stated that a campground has a very different kind of feel and this has a very high price point with a lot of things included.

John Witkowski, on Twitchell Pond- asked where the Bolduc's cabin was on the property. Karen showed them on the map where their house is located.

Ashley Childs, parents are an abutter – asked how do they get up to their lot. Karen explained that they will have the same access road as they always have had.

Erin Childs, parents are an abutter – asked where is their access road in comparison to the welcome center. Karen explained that the welcome center is just above their access road.

Terry Childs, abutter- asked how the parking at the welcome center is going to work. Esther explained that the parking area for the welcome center is just above their access road and will have no impact to their access road.

Anne Richter asked if the Child's access road will be named. Codes Officer Joelle stated that is something that will need to happen.

Terry Childs asked if they could explain what this 500' offset is. Esther explained that it is a Main-Land standard when we do an abutter's list is that we encompass everybody who has to get notice. She explained that the 500' offset is what the Town of Greenwood requires notification to property owners within 500'. She explained that is done so they know who to notify. Terry stated that she understands and just wanted to make sure that nothing is being impinged on their property. Terry explained that their family enjoys their property and doesn't want anything to happen that wouldn't allow them to use their property. Chair Mills stated that it is standard practice to notify abutters within 500 feet of a proposed business in Town.

Terry Childs asked if the guests using the cabins are allowed to have their own guests visit. Karen explained that when they book a unit there is no intention to allow other guests to visit. John explained that no one gets in unless they have checked in at the welcome center. Karen explained that their demographics don't lend themselves to the typical glamping partying crowd which is the opposite of what they are going for. We have a higher price point and higher end experience with good food and feels that their guest will be the type of person who doesn't want a lot of people hanging out.

Kathy Burke, abutter – speaking of restrictions – she always used to hike up on the property and asked if that was going to be allowed. Karen stated that they welcome passive recreation.

Ashley Childs asked if there will be restrictions as to where people will be allowed to hike. Karen explained that most of their property lines are blazed and the areas that are not currently blazed will be blazed.

John Witkowski stated that he was across the pond and stated that he was curious if they expect their guests to be on the quiet side as sound travels across the pond. Karen explained will be using twinkle lights on the

porches, low volume lighting, and there shouldn't be any light pollution. Karen stated that she is in hopes that their clientele will want it quiet.

Becky Secret, Planning Board member – stated that at their last meeting one of their main concerns was about the entrance. Becky asked if they could address how they are making this area larger. Esther explained that at the intersection with the Greenwood Road, they have widened that out to match the width of Wintergreen Way on their property which will be 22'. Esther explained that they are moving a utility pole in order to make the entrance wider, extending gravel out towards the property line, and a little bit towards Mr. Putnam's driveway. Esther stated that they are also widening the radius/curve of the entrance making it easier to turn in and out of there.

Dan Greenfeld, Greenwood Road property owner – asked what type of signage is going to be on the Greenwood Road. Karen explained that there wasn't going to be any signage on the Greenwood Road and that there would be a sign as you enter their property on Wintergreen Way that they have arrived.

Kathy Burke asked if Wintergreen Way was a right of way for them or do they own the road. Karen explained that they own part of it. Esther explained that they have a right of way across the beginning portion of the road with an easement to get onto their property.

Anne Richter, property owner on Twitchell Pond – asked what kind of activities are you going to offer or suggest to your guests. Anne suggested that the Bolduc's join the Community Lakes Association and the Greenwood Historical Society as these are beneficial local organizations. Karen explained that there will be hiking, geocaching, all the things you can do on a mountain and with Twitchell pond we will offer some canoeing and kayaking. Karen stated that they have a list of all of the recreational opportunities that they will be offering and will find a way to make that list public. Anne also asked what kind of service can you bring to the community and she would love to see an annual children's nature walk.

Dan Greenfeld asked what access points to plan on using to these ponds. Karen stated that they would be using the public boat launches along the Greenwood Road.

Lorna Hall asked if speed boats were going to be allowed. Karen stated that she doesn't have any speed boats and she isn't giving anyone a speedboat.

Dan Greenfeld asked if people are going to be able to bring their own boats. Karen answered no. Anne Richter stated that was important as boats from away would have to be cleaned because of the milfoil concern. Karen agreed and said they do not want any non-native invasives tagging along.

Anne Richter stated that increased boating traffic is a concern so if they were to bring 10 canoes to the pond that would sound like too much to her.

Ken Cole, Fire Chief – stated that hearing of the canoeing and kayaking adds another avenue to his rescue planning. Chief Cole stated that he wonders if these people are experienced in boating and will need assistance in some capacity. Karen explained that they will only allow experienced boaters to go alone. Karen explained that they will have eight salaried positions and one of those positions is a registered Maine Guide who will go with those who do not have any boating experience.

Jon DeNormandie, abutter – stated that it seems like they have everything spaced out so everyone has their privacy. Jon asked that when they put in 32 units where would they be going. Karen stated that is a future aspiration and obviously not part of this plan or what this Board is voting on. Karen explained that their vision was to have them about 400' apart. Jon stated that 400' between neighbors sounds good to him. He explained that he is their neighbor and they utilize their land for hunting and so forth, so when you build something right on the line it will impact how we can use our land. Karen stated that she was open to speak with Jon if he has a particular concrete suggestion. Karen stated that their maintenance building meets the required Town setbacks but would be willing to shift it, we are not on your property line but are happy to work with you. Jon stated that he is looking to the future plans, concerned about having a sanctuary, that we are up in the middle of the mountains and then all of a sudden there is a building there. Jon stated that Steve might not be able to shoot in his field. Steve Cole stated that he will continue to no matter what happens. Karen stated that they know that everyone around them is actively hunting and we are aware that there will be gunshots and if you don't want to hear gunshots then don't come to Maine. Jon stated that down the road they might sell it to someone else who has a different idea. Karen stated that she can't control what will happen in the future.

Ken Cole, resident – stated that this is a personal question not as a Fire Chief. Ken asked that during hunting season, someone wounds a deer in the Irish Neighborhood area and the deer comes onto their property – how is that going to be received – devastating to witness by your guests. Karen stated that might be shocking to their guests, but this is a really good example of us trying to control our marketing message. Karen explained that when they do their advertising, they are trying to make their property different and unique from other similar wilderness lodges. Karen explained that the guests at these wilderness lodges are used to getting everything catered for them, with a personal chef who makes their meals, and a chandelier in their tent. Karen explained that they are going the opposite way, having guests that will be willing to push their boundaries a little bit and take some ownership in their experience. Karen stated that their marketing message is to let their guests know if they need to be coddled this isn't the place for them. Karen stated that she would welcome that type of experience as the guest has a story to tell. She explained that the guests will learn how to cook their own food and they might see a hunter tracking a

bloody deer as that is part of the Maine woods. John Bolduc explained that this is one of their closed times – during hunting season.

Erin Childs asked if they are planning on making hiking trails up there. Karen answered yes. Erin stated that she has experience making trails and stated that she would be interested in helping them make the trails. Karen stated that was great and asked that Erin give them her contact information after the meeting.

Eva Mills, Planning Board Chair – stated that she would like to see the weight bearing capacity for the treehouses. Codes Officer Joelle stated that comes under her purview when the building plans are submitted. Eva stated that they haven't seen anything. Joelle stated that we won't have anything until the designs are flushed out. Esther stated that they are being designed, will be professionally stamped by people qualified to do that. She explained that the designers will also be involved with the construction.

Anne Richter asked if they could say something about pricing. Karen explained that the market will determine that and broadly speaking it will depend on how many people, as it will be more for 8 people than for 2 people. She explained that it will also depend if it is peak season. She explained that the likely range that they are trying to shoot for will be \$ 600 - \$ 2,000 a night which will include meal kits, all of the amenities, and classes.

Erin Childs asked if there was an age range they are working towards. Karen explained that it is for all ages and expect and hope to have families. Karen explained that underage people couldn't come stay by themselves and would be required to have an adult with them. Karen explained that they will encourage families and will have a daycare on site so parents can go explore while their children learn something like bushwhacking skills.

Jon DeNormandie asked if the guests will be doing their own cooking. Karen answered that the guests will be given meal kits which will include ingredients for them to cook their own meals.

Chief Cole asked how they intend to heat the cabins. Karen explained that they will be heated primarily by woodstove with heat pump back up that will keep the units around 58 degrees. Karen explained that when the guests arrive, they will be given a safety meeting on how to start a fire in the woodstove. She explained that there will be staff available if they need help starting their woodstove and if someone just can't use the woodstove then they can just use the heat pump.

Valerie Cole – Greenwood Road resident -asked if the hiking trails were going to be open to residents. Karen answered yes and the whole property was open up to passive recreation. Valerie said that hiking was allowed but nothing motorized. Karen stated that was correct.

Erin asked if they would have to check in at the welcome center. Karen stated that was a great question and they would need to consider that to know who was on the property. Erin asked if in the winter, residents would be able to bring up snowmobiles. Karen explained that they have worked with the snowmobile club to make a pass-through trail on their land. Karen explained that snowmobiling is not a major part of their proposition. Karen explained that there are two units that are right on the pass through so if a guest wanted to snowmobile, they would be booked in the units near the snowmobile trail.

Lorna Hall – stated that she did have the opportunity to walk up their road (Wintergreen Way) with her husband and they were told to leave. Lorna stated that she wanted everyone to know that they were told to leave. Karen asked if she could tell her who told her to leave. Lorna stated that she was very uncomfortable and was told to leave by their son. Karen asked if it was her 6-year-old son. Lorna stated that they were made to feel like they were not wanted, to turnaround and go home – so just want to make it known to everyone. Karen offered her apologies and asked if he was alone. Lorna stated that he came out of the cabin by himself. Karen asked if they were at their home or at the school house. (Someone answered that he was at the Schoolhouse). Lorna stated that she didn't find that funny at all. Karen apologized again and said that is not the message we are trying to send out. Lorna stated that she didn't think as residents we want that kind of people around us and she was speaking for herself. Joelle stated that he is 6 years old. Lorna stated that is she is going up there for a walk, I am going to have to listen to a 6-year-old to tell me to leave. Karen apologized and stated that she would speak with her son but in general that is not how her children act and sorry that she experienced that. Lorna stated that she will not go up there again.

Steve Cole, resident on Cole Road – stated that he brought a gentleman from Buckfield with the motor bike to meet the Bolduc's and he was greeted the same way. Steve stated that he let it go as you were not there. Steve stated that had that been his child (Steve clapped both of his hands together making a loud slapping noise) his backside would have been pa.....(not audible). Karen asked what her son said to him. Steve stated that he should have recognized him as his mule (side by side ATV) is one of a kind and he doesn't look like anybody else. Steve explained that he was on the steps and I asked him if his dad was here, he answered no so I asked if his mother was here and he answered no. Steve stated that he thought he was alone here and I wondered where was everybody and about that time the Nanny came out and he was asking what we were doing on their property, how come you are here, and he didn't come up with that himself. Steve stated that he didn't know what type of verbs and nouns are going across the kitchen table and he doesn't want to be accusive but for a 6-year-old or then 5-year-old to say this. Steve stated that the 65-year-old from Buckfield just wanted to ask permission to ride their dirt bikes there. Steve stated that the word sanctuary, school zones, wildlife sanctuary refuge have huge setback as far as firearms or anything or even noise pollution and if that is going to be a

slippery slope into a sanctuary, he wants no part of it. Steve stated that they can buy his place or something as he is going to continue to hunt every inch of his land and Jon DeNormandie's land right to the line. Steve stated that he won't shoot over the line. He stated that he hasn't even asked for permission as he knows people who have and they were shot down, like PJ Seames. Steve stated that PJ's family has been in the neighborhood since there was a neighborhood. Steve stated that PJ is a very respectful young man who was completely shut down. Karen stated that they don't allow hunting on their property with the same way that Steve can hunt his property we cannot allow hunting on our property. Steve answered yes and stated that this was something that he had done forever, he is an outstanding guy, so you didn't have to say no to him as he never asked and never has carried a firearm on it since. Karen stated that she is sure that he is an outstanding guy. Steve stated that he does intend to hunt on his land and on Jon DeNormandie's land right to the border – so he would suggest that any camp, glamp, or treehouse that you build there needs to be setback so that the land that he talked Jon DeNormandie into buying doesn't become useless. Steve stated that it will become zero as it is right now nothing but a place for them to hunt. Steve stated that when they build on the line like with the garage as that is near the corner of his field. Steve stated that is the direction that he shoots in and he has some big ones. Lorna stated that he has killed several coyotes in that field. Steve stated that over 100 coyotes have been shot to death in his field in the last 15 years and he is not stopping. Steve stated that is why Karen was able to look out her window and see a rabbit. Steve stated that you couldn't have bought that rabbit 5 years ago and it is because of him that there is a rabbit on the mountain. Karen stated that she hears his point and she is trying to extract tangibly what he is saying – are you going to shoot at our guests, so don't go near the edge and that she is just trying to extract... Steven stated that she never heard that, he said that he is not going across the line and will not hunt across the line, but will hunt right to the line and turnaround. Karen stated that was his right. Steven answered no it is not, if you build on it there is a 300' setback and if it does slide into a sanctuary with some of these people you are rubbing your shoulders with a stroke of the pen, it is the same as a refuge, preserve, or school zone. Karen stated that would take an act of congress and again that is not their intention. Steve stated that he doesn't trust congress just read his hat. Steve stated that it is a slippery slope and he doesn't like the word and he doesn't think anyone in the room likes the word. Steve stated it is a great word but not when you are an LLC, an LP, or an Inc. because that is something that people will think that it is and you will be into trespassing, noise, and who knows as it is a slippery slope.

Terry Childs, stated that her family goes up there to their property, they camp on that lot, they hike around, her husband and son have hunted up there, and we have never had any issues or problems. Terry stated that she is not suggesting that but she did hear her say something about a daycare

on the site. Terry stated that she hasn't seen where all of these cabins are going to go. Terry stated that Steve is making a really good point if you put your cabins right next to our line that limits our use. Karen stated that there is nothing near the Child's property line. Terry stated that she ran a daycare for 15 years and she does know about some of the laws required as far as elements of a daycare with landowners. Steve Cole stated that it turns into a school zone. Terry stated that she would want to know what a daycare would mean to her as an abutting landowner. Esther stated that they will need to look into this as it is not necessarily a daycare with outside people bringing their children there as it is just for guests. Karen stated that it is not a licensed school. Terry stated that if it is not a licensed facility there are less rules. Esther stated that they are keeping everything on the Bolduc's property and meeting the Town setbacks. Esther stated that they are willing to work with the abutters and knows that Karen is open to a conversation. Karen stated that she is open to a conversation but asked Steve to explain the 300-foot setback that he mentioned. Esther explained that no one can shoot within 300 feet of a house. Steve stated that it was 300' from any dwelling. Steve stated that the Bolduc's house which he knows they didn't build is already within 300' of Mr. DeNormandie's property line. Steve stated that they could legally build up to the line but when you have 500 acres don't build on the line, move in to the middle of it. Karen stated that they would like them to absorb that 300'. Steve stated people wanting a wilderness experience don't want neighbors so your future plan to have treehouse every 400' and asked if they had been to Acadia Park with the push and shove crowd. Steve stated if you want to get away from it you sure don't want bumper to bumper traffic. He stated that when you are on a hiking trail, trying to get into the water, when you are trying to take a picture, it doesn't make any difference - bigger is not better. Wilderness experience is wilderness. Karen stated that his point is well taken. Karen explained that another big function of the proof-of-concept phase is to do in on the small scale to see what is working and to see what kind of traffic realistically gets introduced - like Anne asked how many canoes will be on Twitchell Pond. Karen explained that with 6 units that there really is only one person at a time that wants to canoe or we might find that they all want to go canoeing and we have to think about how we are going to manage this. Karen stated that to them this is a responsible way to try the concept to see what happens and find out how it effects hunting, the ponds, the traffic, and what are the implications of that and take that information back to digest it to use for future planning. Karen explained that Jon had asked how many units and she disclosed that their future plans could be up to 32 units but that is not like they are going to put in 32 units - that is a "hope for" plan. Karen stated that they would like to expand and they will revisit this as this happens as a two-to-three-year phase. Steve stated that it takes it from the Old Rowley Inn to McDonalds. Karen asked what that is. Steve explained it is a quiet country inn with a few people and changing it to a McDonalds.

Anne Richter asked if there is some kind of permission or approval process that will be needed to do future expansions. Karen stated yes, that they would have to go thru this entire process again. Esther stated that they

are not just working with the Town of Greenwood on this project, but also being reviewed by the Maine DEP, they have an application to the State for a Site Location Development Project permit, an application to the Army Corp of Engineers, and an application with the Maine Drinking Water Program because of the public water supply. Esther stated that there are a lot of different entities looking at this project. Esther explained that every time they want to do an expansion they will have to go back to the Town and Maine DEP for review.

Jon DeNormandie asked what triggered going for a public water supply. Esther answered the number of guests and the number of people using it and they are over 24 people.

Terry Childs asked with all the possible activity on the lake and other areas and they determined that there was a negative impact and they were thinking of 32 units and might drop down to 24 units - what is the assurance that what you mean and say today will be the same in the future. Esther stated that is something they can work thru in the Town review process but with 6 units there aren't going to be issues with guests fighting over canoes.

Becky Secret, Vice Chair for Planning Board – stated that we are what if-ing everything to death here and she thinks that you're talking about too many canoes on the lake and asked what is to stop Bethel adventure from brining 15 canoes in with 20-30 people. Becky stated that you are not going to be able to stop them and lets just listen to these people, lets see what happens, if there are complaints – there are many avenues to make complaints if something happens and you think they are putting too many people on the lake. Terry stated that she doesn't own any property on the lake but just was asking what the assurances were. Becky stated that they are putting their best foot forward here and they are trying to say that this is what they would like to do. Becky stated that they are trying to be good community members so please give them some respect. Karen thanked Becky and answered Terry that right now there is no assurance other than their word. Karen explained that there are processes built in here, that future expansion will be reviewed by the Town Planning Board and a DEP review process. Karen stated that if people are having problems with their development that there are processes available to you.

Erin Childs stated that they are lucky that there are multiple bodies of water available to them so they could have them go to different ponds so that there wouldn't be too many people at one place.

Ashley Childs stated that they needed to clarify that there isn't going to be a huge amount of people up there when they are trying to use their own property. Ashley asked if they do have an issue how do they verbally explain that to you, try to come to an agreement, do we actually have a say,

and will you actually take what we say into consideration. Karen stated that the first thing you should do is come to us and they will do their best to work it out with you.

Jon DeNormandie asked if they have a school on their property. Karen explained that they homeschool their children and have a school co-op with two other children who come on their property to be schooled with their children. Jon explained that he is now concerned that his property would be considered a school zone. Karen explained that they are not a public licensed school and there is a fundamental difference between the two - either you have a charter – public or private school or are home schooling. Karen explained that homeschooling only requires a letter to be submitted at the end of the school year. Karen explained that a homeschooling co-op is just a collaboration of parents who all homeschool and put the kids together so they can have playmates and shared experiences. Jon asked if they intend to make it a more formal school. Karen answered no and explained for them it is rooted in medical freedom in the State of Maine as their children are on a reduced vaccination schedule.

Jon DeNormandie stated that they will be having solar panels and heat pumps and asked if there will be a battery for each unit. Karen stated that there will be a battery for each unit. John Bolduc stated that there will be backup generators if needed and the systems are very quiet. Jon asked if there was going to be one for each unit or one for all units. John Bolduc explained that they haven't decided that yet. Jon stated that he was concerned about fire safety with fire pits at individual units or just in a common area. Karen explained that there are plans for both actually. Karen explained that the fire pit in the common area will be maintained by the staff and guests will be trained when they arrive on how to safely operate a fire pit outside their own units. John stated that there will be water at all of the units. Joelle asked Chief Cole if there is a permitting process for someone having an individual fire in a pit thru the Maine Warden service. Chief Cole stated to his knowledge there is no permitting process and if the State comes out and says that it is a red flag day – every permit is revoked and no one can have an open fire. Chief Cole stated that they would need to see the design and make sure there is no forest floor issues with roots that could be impacted. Chief Cole stated that it is good that there is water at each unit but he would also suggest they have fire extinguishers at each unit and to instruct everyone to dial 911 first.

Ashley Childs asked how snowplowing will impact them. Karen stated that it will actually help them when they plow the road as it will allow them to have access to their land. Ashley asked if they anticipate any of the construction blocking off access to their property. Karen stated that their construction would not block them from entering their property. Karen stated that if there was ever an issue that they would contact them to let them know.

Eva Mills, Chair asked if there were anymore questions and having none closed the Public Hearing at 7:52pm.

Chair Mills asked for a motion for the Board to stop the review of this project tonight in light of everything they heard this evening, with all of the questions that have been asked, to give them time to absorb everything and meet again on June 27th to continue with the review of this project. Becky motioned and David seconded. Vote: 3-0. Motion carries.

Item 5: New Business - None

Item 6: Admin Issues

Next meeting will be on June 27th as June 20th is a Federal Holiday and the Town Office will be closed.

Item 7: Adjourn - Having no further business, Becky motioned and David seconded to adjourn the meeting at 7:59pm. Vote: 3-0. Motion carries and meeting is adjourned.