

# GREENWOOD SELECTMEN'S MEETING MINUTES

July 5, 2022

5:00pm

Topic: Greenwood Board of Selectmen Meeting

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**Item 1:** Call Meeting to Order - Chair Chapman called the meeting to order at 5:00pm.  
Roll Call: Amy Chapman, Arnold Jordan, Norman A. Milliard, Kim Sparks, Ken Cole, and Yvette Meunier

**Item 2:** Pledge of Allegiance

**Item 3:** Review and approve:

**Expenditure Warrant # 52 (\$ 11,932.16)** covering period June 22 – June 28, 2022

**Expenditure Warrant # 1 (\$19,001.90)** covering period June 29 – July 5, 2022

The Board reviewed Expenditure Warrant # 52, & # 1 fy 2022/2023.

Selectman Milliard motioned and Selectman Jordan seconded to approve Expenditure Warrants # 52 & # 1 as read. Vote: 3-0. Warrants are approved.

**Item 4:** Review and approve minutes of June 21, 2022

The Board reviewed the minutes of June 21, 2022.

Selectman Jordan motioned and Selectman Milliard seconded to approve the minutes as submitted. Vote: 3-0. Minutes are approved.

**Item 5:** Comments from the Public - None

A. Selectmen contacted outside of meeting - Selectman Jordan and Selectman Milliard were not contacted. Chair Chapman was contacted but it was personnel related and will be discussed in Item 8. of the agenda.

**Item 6:** Open Community Resiliency Workshop – Chair Chapman opened the workshop at 5:15pm.

A. Welcome & Introductions – Yvette introduced herself and explained that she is the Regional Resiliency Coordinator for the Androscoggin Valley Council of Governments. Mary Pat introduced herself via zoom – Greenwood resident hoping to learn more about Greenwood by attending meetings and asking questions.

B. Overview of the Community Resiliency Partnership

Yvette explained that this workshop is part of the GOPIF (Governor's Office on Policy, Innovation, and the Future) grant process. Yvette explained that through grants and direct support to municipalities, the Community Resilience Partnership assists communities to reduce carbon emissions, transition to clean energy, and become more resilient to climate change effects such as to extreme weather, flooding, rising sea levels, public health impacts, and more. Yvette explained that the Grant is for up to \$ 50,000 and will be due by September. Kim explained that the Town was interested in applying for grant funds to install heat pumps in our municipal buildings.

C. Review of Greenwood's resiliency findings.

Kim read Greenwood's resiliency findings and asked if anyone had any changes. No changes were made. Copy attached.

Yvette stated that we did apply for the Belvedere Historic Preservation and Energy Efficiency Grant. She explained that we will not hear until August if we were successful. If we are successful in receiving the grant, we will be using a portion of the grant to conduct an energy audit of the Town Hall. She explained that the audit would give the Town some direction on what future energy investments could be made at the Town Hall.

D. Public Input

Chief Cole stated that the area Fire Departments are concerned with all of the caterpillar damage to our tree canopy. He explained that they are concerned as they have noticed the ground is scorched in these areas that the caterpillars have damaged the trees. They are concerned that this could lead to more forest fires. Yvette stated that she wasn't aware of any grant that could help but would be willing to search.

The Board thanked Mary Pat for attending the workshop. Mary explained that she is just trying to learn more about the Town.

E. Adjourn Workshop – 5:46pm.

**Item 7:** Comments from the Public – None

**Item 8:** Executive Session per 1.M.R.S.A. § 405 (6) (A)- Personnel Matters

Selectman Jordan motioned and Selectman Milliard seconded to go into Executive Session per 1 M.R.S.A. § 405 (6) (A)- Personnel Matters. Vote: 3-0. Enter Executive Session at 5:48pm.

Selectman Jordan motioned and Selectman Milliard seconded to come out of Executive Session per 1 M.R.S.A. § 405 (6) (A)- Personnel Matters at 6:34pm. Vote: 3-0.

Session not completed – but Mike Wilson and Mia Purcell just arrived for their discussion of Item 9.

**Item 9:** Discussion with Mike Wilson, Senior Program Director – Northern Forest Center on Mahoosuc Area House Code Review

Mike Wilson and Mia Purcell attended meeting to discuss middle income housing. Mike stated that there doesn't seem to be an issue with folks building million-dollar homes, there are other programs available for low-income programs, and no programs for middle income housing. Mike explained that the issue they see here is seen all across the State but in particular in the high destination recreational areas. Mike explained that this area has low housing stock as there is an increase in second homes and short-term rentals such as Airbnb. Mike explained that this discussion came up last August at the area Selectmen's Meeting. He explained that the area Town Managers, Building Contractors, Planners, and Business People have met a few times to discuss this and work on what we can do to help with this. Mike asked if there were levers that the municipalities could pull to facilitate and make it more attractive for developers to build middle income housing in this area. Mike stated that the meetings have resulted in the idea of all of the area Towns working together to have the building ordinances updated. Mike explained that they asked Principle Group to put together a proposal to do 2 things:

1. Technical Review of all building/subdivision ordinances – to compare those against current best practices;
2. Identifying one or two specific sites in each of the communities that would be good for a middle-income development - basically a case study for the area.

Mike explained they would see how this development would work under our current ordinances and then what it would entail with updated ordinances. Mike explained that the proposal to do this work for the 4 towns together, (Bethel, Newry, Greenwood, and Woodstock) cost is \$ 20,000.00. Mike explained that the Northern Forest Center

is willing to pick up the cost of half - \$ 10,000.00 and is asking that the other 4 towns pay \$ 2,500 each.

Selectman Jordan asked if what they were looking for from Greenwood was \$ 2,500.00. Mike answered yes, and stated that we would get a technical review of our existing codes - building codes and subdivision regulations with recommended updates to those building codes and a development of at least one case study.

Selectman Milliard asked what their time-frame was if all of the Towns agree to participate. Mike stated that he would guess it would be about 6 months to complete and was in hopes that they would start pretty soon. Selectman Milliard asked where this firm is from. Mike stated that they are based in Boston but they have a lot of work in Maine – Freeport, North Yarmouth, and a number of their staff live in Maine. Mike stated that one of the owners of the company is presently doing a project in Woodstock so they do have some familiarity with this area. Selectman Milliard asked if they did have experience with working in rural areas. Mike stated that Vanessa Farr will be the one doing the code review, lives in Cumberland, and he feels that they all have worked a great deal for rural areas.

Chair Chapman stated that the case study aside, this would be a review of our codes with an indication on how they might be hindering development for middle income. Mike stated that they will also give the Town specific recommendations on how to improve the ordinances. Mike stated that if the Town wants to encourage middle tier development in the Town, we would need these types of recommendations to move forward. Chair Chapman asked how our Codes Officer felt about this. Kim stated that she would gladly ask Joelle. Mike stated that Principle Group would be asking for public input which would include the Code Officer.

Selectman Milliard stated that we all live in a money society, and asked what incentive would a builder have in order to build middle income. Selectman Milliard stated that we know of builders who build below middle income and those builders get subsidies from the Federal Government under the Section 8 programs. Selectman Milliard stated that you have companies who will build a little bit higher for income purposes, and asked if those builders expect some type of subsidy. Mike stated that he thinks generally no – that this is not about subsidized housing program. He explained that essentially the idea is to take away as many barriers as you can to people who want to build in that income range. Mike explained that we are not talking about tax incentives, that is something the towns could consider, but it is not part of this proposal.

Selectman Jordan stated that his concern is if we have any property that they would be interested in anyway. Selectman Jordan stated that we do not have a local grocery store, no local filling station, and asked what would be a draw to get them interested

in coming to Greenwood. Kim stated that Mt. Abram is in need for year-round housing for their employees. Mike asked if anyone had seen the posts on Team Bethel and how often people are looking for an affordable place to live. Mike stated that they have heard from numerous people who start work in the area and are couch surfing as they have not been able to find a place to live. Chair Chapman stated that it definitely hinders hiring as the discussion comes up during the hiring process.

Mike explained that it would be up to the Town if we implement any of the recommendations. Mike explained that if the Town decides to implement the recommendations this is just one modest step towards solving this issue. He stated that essentially you are removing barriers to make it easier for developers to work in this space. Chair Chapman stated that basically this is like we are applying for a matching grant as the Northern Forest Center will be paying for half of this. Selectman Jordan asked if we should wait to see if anyone ever shows any interest in doing something in Greenwood and then if we need to, we could update our ordinance then – as opposed to spending the money now, making the updates, and then nothing is developed or made better. Mike asked if we currently have folks approaching us wanting to build. Kim explained that most of the building permits are for second homes. Selectman Jordan stated that we haven't been approached by anyone wanting to build a condominium project. Mike stated that in terms of waiting, if someone approaches you to do a project and you agree, there is then going to be a delay to get your ordinances updated. Chair Chapman stated that they might say we will do our development in another Town who has updated their ordinances. Kim explained that the Towns Subdivision Ordinance was last updated in 2005 and is due for a refresh. Mike stated that chances are it would cost us more. Kim stated that the Town has AVCOG do their updates and that AVCOG presently doesn't have any planners that could do this work for us.

Mike proposed that the Selectmen don't make a decision right now. He explained that the Woodstock Board stated that they would make a decision at their next meeting in two weeks. Mike asked if that works for the Board. Chair Chapman stated that she would like to hear from Joelle as she values her opinion on this. Mike stated that if we are interested in this just let him know after their next meeting in two weeks.

Selectman Milliard asked if the review committee would go into each town and review their building and subdivision ordinances and then they would make recommendations. Selectman Milliard asked if the recommendations for the towns would all be the same. Mike answered not necessarily. Mia stated that the recommendations would incorporate best practices. Selectman Milliard asked if they

have recommendations for changes based on the municipality, what's to say that in six months those recommendations don't change. Selectman Milliard asked if the review committee goes through the work necessary to review – a lot of those guidelines can change and how do we know we don't need to do another review a year down the road. Mike stated that you know you haven't done it since 2005 and these aren't things that change from month to month. Mike stated that there are a lot of people at the State level that are working on this. Mike stated that it is essentially catching the Town up with the current State regulations. Selectman Milliard stated that he thinks they can make a decision in a couple of weeks. Mike asked that we consider that we are trying to make it so our younger residents can work and live in this area who are presently priced out of this market.

Mike gave the Board an outline of the proposed project from Principle Group. Selectman Jordan asked that everyone look over this paperwork and we can discuss at our next meeting.

**Item 8: Continued** - Executive Session per 1.M.R.S.A. § 405 (6) (A)- Personnel Matters

Selectman Milliard motioned and Selectman Jordan seconded to go back into Executive Session per 1 M.R.S.A. § 405 (6) (A)- Personnel Matters. Vote: 3-0. Enter Executive Session at 7:15pm.

Selectman Jordan motioned and Selectman Milliard seconded to come out of Executive Session per 1 M.R.S.A. § 405 (6) (A)- Personnel Matters at 7:34pm. Vote: 3-0.

Selectman Jordan motioned and Selectman Milliard seconded that we offer Richie Diaz \$ 24.00 per hour once he reaches the 3- month mark of his probationary period. Vote: 3-0. Motion passes.

Selectman Milliard motioned and Selectman Jordan seconded that we make a final offer to Angela Lovejoy of \$ 17.50 per hour and that the flexibility that she has experienced over the years is gone. Vote: 3-0. Motion passes.

**Item 10: Meetings and Events**

July 19<sup>th</sup> – Selectmen's Meeting, 5pm GTO, Sheriff Wainwright attending  
Aug. 4<sup>th</sup> – Planning Board Meeting, 5:30pm GTO  
Aug. 5<sup>th</sup> – Selectmen's Meeting, 5pm GTO

**Item 11:** Adjourn - Having no further business, Selectman Milliard motioned and Selectman Jordan seconded to adjourn the meeting at 7:37pm. Vote: 3-0. Meeting is adjourned.