

**Town of Greenwood  
Planning Board Meeting Minutes  
Greenwood Town Office  
January 8, 2024**

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

Present:

Eva Mills, Chair

Matt Mitchell, Vice Chair

David Newcomb, Secretary

John Kwoka

Joelle Corey, Codes Enforcement Officer

Kim Sparks, Recording Secretary

Absent:

Andrew Baker.

Item 2: Elect Officers for 2024

Chair – 1<sup>st</sup> and 2<sup>nd</sup> to nominate Eva Mills as Chair. Vote: 3-0. Eva elected as Chair.

Vice Chair – 1<sup>st</sup> and 2<sup>nd</sup> to nominate Matt Mitchell as Vice Chair. Vote: 3-0. Matt elected as Vice Chair

Secretary – 1<sup>st</sup> and 2<sup>nd</sup> to nominate John Kwoka as Secretary. Vote: 3-0. John is elected as Secretary.

Item 3: Consider minutes of October 2, 2023

The Board reviewed the minutes of October 2, 2023.

David motioned and Matt seconded to approve the minutes of October 2, 2023 as read. Vote: 4-0. Minutes are approved.

Item 4: Old Business – None

Item 5: New Business

- A. Joanna Tourangeau – 20 Point Lane, Map U05-007  
New foundation and 2<sup>nd</sup> floor addition.  
Shoreland Zone

Chair Mills stated that her sister is an abutter to this property and is offered to recuse herself from the discussion. Codes Officer Joelle asked Eva if she had any financial relationship with the Tourangeau family. Eva said she did not, that her sister was their neighbor. The Board agreed that Eva had no reason to recuse herself from this review.

Ms. Joanna Tourangeau and her contractor Nick DiConzo were present to explain the application for 20 Point Lane. Joanna explained that they will be putting a new foundation under the existing camp, a 2<sup>nd</sup> floor addition, and an 8' x 8' deck. Contractor DiConzo stated that the camp is not up to any building code so they will be upgrading the 2 x 6's to 2 x 10's and will upgrade the 2 x 6 rafters to 2 x 10's. He explained that all of the windows he will be installing will be egress windows. He explained that phase 1 of the project will be to install the foundation and get the camp set down on it. He stated that phase 2 will be to take the roof off and put on a second floor.

Joanna stated that they are in hopes to get on the property as early as possible to be done with the earth work before the neighbors start arriving. Eva asked if they knew where their boundary lines were. Contractor DiConzo stated that they did know where the lines were and the location of the metal posts. Eva asked how much traveling is going to be done in there. Contractor DiConzo stated that there would be very little if at anyone traveling passed the pins. Contractor DiConzo stated that most of the digging will be coming out on the side near Littlefields and will try not to do anything on the lakeside. Eva stated that she asks because Kathy Giunta's drain field is right there, along the property line. Joelle asked which lot was Kathy's. Eva stated that Kathy is at the end, beyond the Tourangeau lot. (Map U05-008) Joelle gave a copy of the Giunta's Subsurface Wastewater plan to Contractor DiConzo, Joanna stated that all of their work will be coming in from the opposite side away from the Giunta's line.

Eva asked if they were going to be removing the three trees that along the road. Joanna answered yes and stated that the bank needs to be revegetated and stabilized. Joanna stated that there is a lot of erosion on that bank that is undermining it. John asked if they had been to the site since the last storm. Joanna answered yes and that everything was fine.

Contractor DiConzo stated that they will be installing a sump pump in the basement. David asked where would they be pumping the water to. Contractor DiConzo stated that they would be pumping it towards the back of the property on the bog side. David asked if this was a full basement. Contractor DiConza stated that it was a full basement. John asked if they were raising the camp, installing a full foundation under it, putting the camp on the foundation, removing the camp roof and adding on a second floor. Joanna stated that was exactly right. John asked if they thought they could get this all completed in one year. Joanna stated it is their hope and plan to get this all completed in one season.

Matt asked if they could talk about the trees that are coming down. Joelle stated that she thought they were already down. Joanna stated that the trees are still there as he couldn't get to them this fall. Matt stated that he reviewed the plan and saw that they are taking down trees and replanting with blueberry bushes. Joelle stated that they had concerns with all of the stumps that they would be able to get in there and dig deep enough to replant with trees.

#### Item 6: Admin Issues

##### A. Next Meeting Date – February 5, 2024

Item 7: Adjourn - Having no further business, Matt motioned and David seconded to adjourn the meeting at 6:20pm. Vote: 4-0. Meeting is adjourned.