

Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office – 5:00pm
February 3, 2025

Item 1: Call Meeting to Order & welcome new member, Sarah Wood

Roll Call:

John Kwoka, Vice Chair

Andrew Baker, Secretary

David Newcomb

Sarah Wood

Anne Kwoka, Code Enforcement Officer

Kim Sparks, Recording Secretary

Absent: Matt Mitchell, Chair

Vice Chair John Kwoka will run the meeting.

Vice Chair Kwoka called the meeting to order at 5:00pm and welcomed new member, Sarah Wood.

Item 2: Consider minutes of January 6, 2025

The Board reviewed the minutes. Andrew motioned and David seconded to approve the minutes as read. Vote: 4-0. Minutes are approved.

Item 3: Old Business

A. Nick Bartlett - Tabled until March 3, 2025

Map U01- Lot 27, 28, 29

Corner of Main St. and Bird Hill Road

Site Plan Review discussion

Item 4: New Business

A. Far Side Cabins, LLC – Tabled until March 3, 2025

James Caldwell

North Horseshoe Trail Road

R16-005-002-A, 14 Acres

Site Plan Review discussion

New submissions: Copy of License Application to the State
For Campground and Event Camping

Working with the Town Assessor regarding Tree Growth.

Request to Greenwood Fire/Bethel Fire and Greenwood

Highway/Bethel Highway for review. Both need a more detailed Plan
showing proposed road(s) with measurements.

B. Mike & Melissa Akers

398 West Paris Road

R07-11

Tree removal request

Large Pine Tree in the Shoreland Zone

(see attached)

The Board reviewed the Tree removal form and pictures supplied by Codes Officer Kwoka. All agreed that the large pine was a hazard tree and should be removed. Vice Chair Kwoka signed the tree removal form. Codes Officer Kwoka stated that she would contact Mr. Akers to let him know.

- C. Nate Bellanceau, attended to ask if his neighbor at 190 Howe Hill Road had applied for a commercial permit. Vice Chair Kwoka stated that Mr. Magner had not submitted a Site Plan Review application. Mr. Bellanceau stated that Mr. Magner was running his equipment at 4:30am and this should not be allowed in a residential area. Andrew stated that this would be considered a civil matter, and they would need to contact the Sheriff Department. Kim stated that the Town had sent Mr. Magner a letter as he didn't apply for building permits for the 2 storage trailers on the property. Andrew asked that we make sure that we treat everyone the same and require that anyone who has a storage trailer on their property needs to apply for a building permit. Kim stated that the town has issued several permits for storage containers. Codes Officer Kwoka stated that she did send Mr. Magner a letter informing him that he needed to apply for a building permit for the 2 storage containers and that she gave him 30 days to do so. Andrew asked when the letter was sent. Codes Officer Kwoka stated that she mailed and emailed it to Mr. Magner in mid-January so she would give him mid-February to respond. Mr. Bellanceau thanked the Board and stated that he would continue to attend the Selectmen's Meeting to keep them updated. Vice Chair Kwoka suggested that Mr. Bellanceau discuss how he would like to see the ordinance amended. Mr. Bellanceau stated that he had that discussion. Kim stated that they are still working on the details but are hoping to have a draft before the Planning Board and then to vote on them at the Annual Town Meeting.

Item 5: Admin Issues

- A. Next meeting date: March 3, 2025 - 5pm.
Erica Bufkins from AVCOG will be attending to assist Board with Zach Flechtner application in Resource Protection
No meeting in April due to Kim being out for several weeks.
- Kim stated that the next meeting would be a full agenda with Nick Bartlett, David Hastings, Zach Flechtner, and Katherine Tucker.
- B. Kingston Brown will be our Licensed Plumbing Inspector starting March 1, 2025.
- C. No meeting in April due to Kim being absent. Vice Chair Kwoka stated that the Board could meet if someone had an urgent need for a permit. Kim stated she would let Angie know.

Item 6: Adjourn - Having no further business, David motioned and Andrew seconded to adjourn the meeting at 5:30pm. Vote: 4-0. Meeting is adjourned.