

GREENWOOD SELECTMEN'S MEETING MINUTES

Feb. 17, 2026 - 5:00 pm

All Meetings are audio recorded.

Item 1: Roll call and determination of a quorum

Roll Call: Chair Amy Chapman, Selectman Norman A. Milliard, Town Manager Kim Sparks, and Road Foreman Ken Cole

Item 2: Pledge of Allegiance

Item 3: Introductions

a. Zoom participants - None

b. Participants present – Residents John Kwoka and Andrew Baker

Item 4: Chair Statement (if needed)

If you wish to speak, please wait until the Chair has opened the floor to Public Comment or until we are at the agenda item you wish to speak on. Once the Chair has recognized you, please stand, state your name for the record, the agenda item, and the nature of your business. All comments and questions must be addressed to the Chair.

Item 5: Approval of Warrants

Expenditure Warrant # 32 - \$ 151,398.17 covering period Feb. 3 – Feb. 9, 2026

Expenditure Warrant # 33 – \$ 35,069.54 covering period Feb. 10, to Feb 17, 2026

Includes Voucher # 965 payable to Pine Tree Waste, \$ 19,059.59

The Board reviewed the Warrants. Selectman Oickle asked why the January Pine Tree Waste bill was so high. Kim explained that this is the first bill with the increased prices for hauling but the tonnages were about the same as the last billing. Selectman Oickle stated that he saw that Pine Tree charges us to haul the metal and asked if they pay us for it. Kim explained that Pine Tree does charge us to haul the metal to Maine Metal who then send us a check for the metal.

Selectman Milliard motioned and Selectman Oickle seconded to approve Warrant # 32 and Warrant # 33 as read. Vote: 3-0.

Item 6: Review and approve minutes of February 3, 2026

The Board reviewed the minutes of February 3, 2026.

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

Item 7: Selectmen contacted outside of meeting - No contact.

Item 8: Comments from the Public

Resident Andrew Baker stated that he was asking for some direction for the Planning Board. Mr. Baker stated that at their last Planning Board Meeting, Mr. Magner came in and gave the Board some information and he isn't sure if the Selectmen got that information, but he wants to move forward with whatever the Town suggests as far as the Planning Board, but the chair stated that it was in the Selectmen's hands. Mr. Baker stated that he was kind of wondering what we do from here.

Kim explained that Mr. Magner submitted a Site Plan Review application the next morning after the Planning Board meeting and he also submitted several questions to our Codes Officer, Anne Kwoka. Kim stated Mr. Magner questioned Anne, if he made 190 Howe Hill Road his permanent residence would he be exempt from having business there. Kim stated that she knows that Anne sent Mr. Magner the applicable ordinances for him to review that would answer his questions. Kim stated that she hadn't heard back from Mr. Magner and apologized as she was planning on reaching out to him before the meeting to give the Board an update. Mr. Baker asked if the Planning Board has the authority to review the application or is this in litigation. Mr. Baker asked if this is in the Selectmen's hands and how do we move forward. Kim stated that it is in Mr. Magner's hands depending on what he decides to do. Mr. Baker asked if Mr. Magner submitted a Site Plan application and asked if he was going to follow through with it. Chair Chapman stated that Mr. Magner has questions before he follows through with them. Chair Chapman stated that Mr. Magner submitted a Site Plan application that would go to the Planning Board. Kim stated that she will reach out to Mr. Magner to see if he wants to be on the March 2nd Planning Board agenda and to find out how he wants to proceed. Mr. Baker stated that's what he had for questions. Mr. Baker stated that he still doesn't wish to have his taxpayer dollars spent on a lawsuit against someone selling firewood. Mr. Baker stated that there are a lot of things in Town that are obvious being sold everywhere but no one else is getting attention for it. Mr. Baker asked that it be fair and consistent. Mr. Kwoka stated that he would like to make a slight correction to Mr. Baker's comment and stated that Mr. Magner asked about the issue going on with the 80K notice of violation. Mr. Kwoka stated that he informed Mr. Magner that is not the Planning Board that discussion needs to be with but with the Board of Selectmen. Mr. Kwoka stated this wasn't about an application. Chair Chapman thanked Mr. Kwoka and asked if Mr. Baker was all set. Mr. Baker answered yes.

Item 9: Agenda Items – (15-minute limit per item)

- A. Review letter from Gerald Dostie, MDOT Senior Project Manager
Re: Greenwood Road Closure – 30 days to replace Morgan/Twitchell Bridge

Fire Chief Ken Cole stated that he was very upset with this decision to close Greenwood Road. Kim stated that we are all disappointed. Selectmen Milliard asked if we could invite Mr. Dostie back to discuss this. Kim stated that she would be glad to invite Mr. Dostie to our next meeting. Selectman Milliard asked if we knew when the 30-day repair would start. Kim stated that they haven't informed us of any dates. Selectman Oickle stated that the letter reads the temporary one lane is going to be 10' wide and asked if Ken Cole thought that would work. Ken stated that they could make 10' work but it would be very tight. Selectman Milliard stated that wider vehicles could use the detour but at least some could get through. Chair Chapman stated that she believes that the State has already decided to close Greenwood Road for 30 days. Ken stated that he felt that the decision was made ultimately on funding and closing the road will save funding. Selectman Milliard asked if the public comment had closed and if not, how would we get the word out to our residents to let the State know what their concerns are. Kim stated that she believed the comments were shut off at the end of December. Kim asked Ken if the road was closed, would he meet with the area Fire Departments to make them aware of the closure. Ken stated that is what he would do but is hoping for the State to change this decision.

- B. Review draft of proposed changes to Shoreland Zoning Ordinance
The Board reviewed the proposed changes and asked to add this to our next meeting agenda for further discussion.
- C. Review draft of proposed changes to Land Use Ordinance
The Board reviewed the proposed changes and asked to add this to our next meeting agenda for further discussion.
- D. Review and discuss Declaration of Environmental Covenant for Greenwood Parks Land, 1.44 acres, Map U01-033-B
Kim explained that the State is requiring that the Town have a title search completed before the Board signs this document. Kim stated that she would make that happen and then return to the Board.
- E. Update on Mt. Abram parking issue
Kim updated the Board that Mt. Abram was running a shuttle bus this vacation week to help with the parking issues. Selectman Oickle stated that he was up there over the weekend and noticed that Mt. Abram had better signage, letting people know that the Westside Parking lot was full so folks would park at the Main Lodge. Selectman Milliard stated that they appreciated the efforts that Mt. Abram had been making to solve this issue. Selectman Oickle stated that the future goal is that there will be no parking on Howe Hill Road. John Kwoka stated that he appreciated the changes that Mt. Abram had made by adding cones to all of the entrances to prevent skiers from parking there and allowing room for rescue vehicles to enter.

Item 10: Other business and communications - None

Item 11: Town Manager update to the Board of Selectmen - see attached

Item 12: Executive Session per 1 MRSA § 405 (6) (A) – Personnel Matters

Selectman Milliard motioned and Selectman Oickle motioned to go into Executive Session per 1 MRSA § 405 (6) (A) – Personnel Matters at 5:40pm. Vote: 3-0.

Selectman Oickle motioned and Selectman Milliard motioned to come out of Executive Session per 1 MRSA § 405 (6) (A) – Personnel Matters at 6:30pm. Vote: 3-0.

No decisions were made. No votes taken.

Item 13: Meetings and Events

Mar. 2nd – Planning Board Meeting, 5:30pm GTO

Mar. 10th – Selectmen’s Meeting, 5:00pm GTO

Mar. 24th – Selectmen’s Meeting, 5:00pm GTO

Item 14: Adjourn meeting - having no further business, Selectman Milliard motioned and Selectmen Oickle seconded to adjourn the meeting at 6:35pm. Vote: 3-0. Meeting is adjourned.