

**Town of Greenwood  
Planning Board Meeting Minutes  
Greenwood Town Office – 5:30pm  
March 2, 2026**

**Audio and transcribed file exists of this meeting.**

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

Roll Call:

John Kwoka, Chair  
Cheri Thurston, Vice Chair  
Andrew Baker, Secretary  
Matt Mitchell, Alternate

Anne Kwoka, Code Enforcement Officer  
Kim Sparks, Recording Secretary

Absent: Members Sarah Wood and David Newcomb

Item 2: Consider Minutes of January 5, 2026 – The Board reviewed the minutes.  
Member Baker motioned and Member Thurston seconded to accept the minutes as presented. Vote: 3-0. Minutes are accepted.

Item 3: Old Business

- A. Welcome new member, Cheri Thurston
- B. Election of Officers
  - a. Chair – It was moved and seconded to appoint John Kwoka as Chair. Vote: 5-0.
  - b. Vice-Chair – It was moved and seconded to appoint Cheri Thurston as Vice Chair. Vote: 5-0.
  - c. Secretary – It was moved and seconded to appoint Andrew Baker as Secretary. Vote: 5-0.

Item 4: New Business

- A. Dennis Cutting, 127 Greenwood Road, U06-12A  
Via Zoom

Vice Chair Cheri Thurston stated that she would need to recuse herself from this discussion.

State of Maine DEP Permit By Rule has been issued  
After the fact permit - more than 10 cubic yards of material moved in the  
Stream Protection and Resource Protection Districts.

The Board had a lengthy discussion with Mr. Cutting regarding his project at 127 Greenwood Road. Mr. Cutting explained that he did receive DEP Permit by Rule for the project and was present to ask for an after-the-fact permit to move more than 10 cubic yards of material. Mr. Cutting explained that he

wasn't aware that he needed these permits and was contacted by our Codes Officer Anne Kwoka who filled him in on the requirements.

Codes Officer Kwoka stated that Mr. Cutting has been working with her to get this project in compliance with our Shoreland Zoning Ordinance.

The Board agreed to issue the after-the-fact permit to Mr. Cutting.

Mr. Cutting needs to move the ROW on the property to fit the lay of the land. Chair Kwoka stated that the Planning Board has nothing to do with Mr. Cutting moving the Right of Way. Chair Kwoka explained that moving the right-of-way would be up to Mr. Cutting and his abutters. Mr. Cutting thanked the Board for their time.

B. Black Ink Realty, LLC, Preliminary Subdivision Application  
Rowe Hill Road, Map R13 – Lot 10

Paul Ruopp of Ruopp Surveying and Mapping stated that he was present representing the property owner Michael Johnson. Mr. Ruopp stated that Mr. Johnson was also in attendance. Mr. Ruopp stated that they are presenting a preliminary subdivision plan of property owned by Mr. Johnson that is located at the corner of Rowe Hill Road and Dunham Road. He stated that it is their plan to divide the property into (4) four lots.

Mr. Ruopp stated the preliminary plan submitted shows the concept and that all the lots would meet the criteria. He explained that each lot meets the circle requirement and he has shown the five-foot contour on the plan. He explained that two driveways would come off Dunham Road and two would come off Rowe Hill Road.

Member Newcomb asked about the lot with a pond on it. Mr. Ruopp stated that one of the lots does have a farm pond on it. Chair Kwoka stated that the plan would have to show that the setbacks were met from the pond per our Town Ordinance. Mr. Ruopp stated that due to the small size of the pond it is not shown on the Town Shoreland Zoning Ordinance. Mr. Ruopp stated that he would review the Shoreland Zoning map again.

Vice Chair Thurston asked if Paul could update the plan to include the acreage of each lot instead of the square footage. Paul stated that he could do that.

Member Newcomb asked if the soil borings demonstrate where an intended leach field would go. Mr. Ruopp answered at this point of the project, we just have to demonstrate that there are adequate soils on the lot that would support a waste disposal field. He explained that the actual design of a waste disposal field is dependent upon the size of the building and specifically the number of

Bedrooms. Mr. Ruopp stated that when they submit a complete application, it will include soils data, and soil reports from the soil scientists. He explained that at the time the building permit is taken out for one of the lots, they will have to have the site evaluator come back and do a formal site inspection to 1. Confirm the soils, and 2. Size the septic system or subsurface disposal system adequately for the size of the building.

Mr. Ruopp stated that he has more work to do on this application and is in hopes to return to our March meeting. Mr. Ruopp asked if it would be ok to put the required subdivision sign on the corner of Rowe Hill and Dunham Road instead of two signs on each road. The Board agreed that one sign at the corner would suffice. Abutter, Brian Dunham stated his concerns with the amount of water on the lot and questioned if houses could be even built there because of all the water. Mr. Ruopp stated that he would do more research on this and update the Board at their March meeting.

Item 5: Admin Issues – Next meeting, Monday, February 2, 2026, at 5:30pm

Item 6: Adjourn – Having no further business, Member Newcomb motioned and Member Baker seconded to adjourn the meeting at 6:35 pm. Vote: 6-0.