

GREENWOOD SELECTMEN'S MEETING MINUTES

April 21, 2026 - 5:00 pm
All Meetings are audio recorded.

Topic: Selectmen's Meeting
Time: This is a recurring meeting
Join Zoom Meeting

<https://us02web.zoom.us/j/82977364340?pwd=cFJjSVY1N0Y4eEI3VnovK0kvNitCdz09>

Meeting ID: 829 7736 4340
Passcode: 462799

Join instructions

<https://us02web.zoom.us/join/82977364340/invitations?signature=fu7QZsfZO6YHPccmyuch7gYCPGNEMuPj5qPBQ3nFg3E>

Item 1: Roll call and determination of a quorum

Chair Chapman called the meeting to order at 5:00pm.

Roll Call: Chair Amy Chapman, Selectman Norman A. Milliard, Selectman Robert Oickle, Town Manager Kim Sparks, Codes Officer Anne Kwoka, Fire Chief/Road Foreman Ken Cole.

Item 2: Pledge of Allegiance

Item 3: Introductions

- a. Zoom participants, Joseph Sefchick, Mary Pat Conroy, Karen Gips, and Pete Richards
- b. Participants present - 8

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

The Board reviewed the Warrants.

Expenditure Warrant # 41 - \$ 42,290.11 covering period Apr. 7 – Apr. 13, 2026

Expenditure Warrant # 42 – \$ 166,744.22 covering period Apr. 14 – Apr. 20, 2026
Includes Voucher # 1227 for \$ 125,867.00 payable to MSAD #44

Selectman Milliard motioned and Selectman Oickle seconded to approve Warrant # 41 and Warrant # 42 as read. Vote: 3-0. Warrants are approved.

Item 6: Review and approve minutes of April 07, 2026

The Board reviewed the minutes of April 07, 2026.

Selectman Oickle motioned and Chair Chapman seconded to approve the minutes as read. Vote: 2-0. Selectman Milliard abstained from voting as he didn't attend the meeting on April 07, 2026

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

Item 8: Comments from the Public - No comments.

Item 9: Open Public Hearing – Annual Town Meeting on Saturday, May 16th at 9am.
Chair Chapman opened the public hearing at 5:04pm.

A. Discuss proposed changes to the Shoreland Zoning Ordinance

Kim explained the proposed change is to allow for a special exception in the Resource Protection Zone to allow for one single family dwelling. Kim explained that if this passes, all applications would need to be reviewed and approved by the Planning Board and the project would have to meet all other ordinance requirements. Codes Officer Kwoka stated that there are presently 35 lots in Resource Protection that do not have any buildings on them. Zachary Fletcher stated that he is the one requesting this exception as he owns a lot here on the Gore Road and applied for permit to build a single-family home and was denied as the property is in the Resource Protection Zone. Mr. Fletcher explained that there used to be a home on his property that was torn down in the early 70's and he would really like to build a new home there.

B. Discuss proposed changes to the Land Use Ordinance

Codes Officer Anne Kwoka stated that this is a housekeeping item – to remove restrictions on building lots smaller than 40,000 square feet that were a lot on record before the Land Use Ordinance was adopted.

C. Discuss preserving Finnish Picnic Grounds -West Paris Road

Conservation Committee Member Betsey Foster stated that the Town presently owns this 18-acre parcel, and the Conservation Committee would like to preserve the property. Resident John Pare asked why the Town needs to preserve it if we already own the property and stated that it would make sense for the Town to hang onto it so the Town could sell at a future date if the Town needed the funds. Ms. Foster stated that the Conservation Committee has had several meetings to discuss the Town's options and we have recently started working in Western Hills Land Trust to see what we have for options to preserve the property. Brad Lennie, Treasurer for the Western Hills Land Trust stated that they have had several meetings with the Town to discuss ways to protect and conserve this property. He explained that the Warrant Article is asking to allow Western Hills Land Trust to apply for Land for Maine's Future grant that would be used to maintain the parcel and keep it open for public use. He explained that the grant would require that the parcel never be developed. Mr. Pare asked if this would add an item to the Town Budget. Ms. Foster stated that there are no plans to add to the budget or future budgets. She explained that if we were awarded grant funds, those funds would be used to maintain the parcel.

D. Discuss proposed 2026/2027 Budget.

Kim reviewed the proposed Budget. She explained that this is the first time in many years that we are pulling \$ 150,000 from undesignated surplus to offset the expense budget. She explained that the Town is also asking to join the MMA Health Trust to give us better health insurance options with better prices.

Item 10: Close Public Hearing - Having no further comments, Chair Chapman closed the public hearing at 6:05pm.

Item 11: Agenda Items – (15-minute limit per item)

A. Discuss with Mykel Hartzell regarding Highway Dept.

Former Highway employee Mykel Hartzell was present and thanked the Board to allow him to speak. Mr. Hartzell stated that he would like to speak to some items that he found concerning his short tenure at the Highway Department.

Mr. Hartzell stated upon his hire in late October, he had reservations which he duly expressed to the Town Manager. He stated that he thought that everything would be good, our goals had aligned quite well, and we would accomplish great things with the Town of Greenwood, do it efficiently, and find the best way to save money. He explained that as time had passed, he realized that's where the similarities ended. He explained that their goals were the same, but they weren't being reached. He stated that he understands it takes time to get there. He explained that at first he struggled with methods and methodologies, and he would bring these up in numerous conversations which the town foreman can attest to. He stated the biggest issue he had was with personnel management and without good personnel management, money is wasted and accidents have safety concerns. He explained that we can not all be friends, so when something happens, discipline needs to follow or some sort of verbal warning. He explained that there were several issues with speeding vehicles, abuse of equipment, and employees trying to repair equipment that they had no knowledge of. Mr. Hartzell stated that he would meet almost every other day with the Foreman to discuss his concerns and never saw any response or change implemented.

Mr. Hartzell thanked the Board for their time. Selectman Milliard thanked Mr. Hartzell for updating the Board. Selectman Oickle stated that the Board takes this very seriously and will discuss this in greater detail with Foreman Cole.

B. Discuss Codes Enforcement Officer Position – Kim explained that Eric Girox has accepted the position of Code Enforcement Officer.

Item 10: Other business and communications

A. Review, discuss, and sign Town Meeting Warrant.

The Board reviewed and signed the Town Meeting Warrant for May 16, 2026.

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

Item 12: Meetings and Events

April 23rd – Building Committee Meeting – 4:00pm GTO
April 25th – Clean up at Maggie’s Nature Park, 9:00am
April 28th – Road Advisory Meeting – 2:00pm GTO
April 29th – Swap Shop Opening – 8:00am – 4:00pm Transfer Station
May 2nd – Greenup Day
May 4th – Planning Board Meeting, 5:30pm – Mr. Magner, Site Plan
May 5th – Selectmen’s Meeting, 5:00pm GTO - G & W Meeting, Woodstock
May 11th – Planning Board Meeting, 5:30pm GTO – BlackInk Realty Subdivision
May 16th – Annual Town Meeting, 9:00am Legion Hall
May 19th – Selectmen’s Meeting, 5:00pm GTO
May 25th – Memorial Day, Town Office closed.
June 1st – Planning Board Meeting, 5:30pm GTO
June 2nd – Selectmen’s Meeting, 5:00pm GTO
June 4th – Fire Dept. Hose Testing, Legion parking lot
June 9th – Primary Election and MSAD 44 vote -8am to 8pm Legion Hall
June 10th – Conservation Committee Meeting, 10am GTO
June 15th – Planning Board Meeting, 5:30pm GTO
June 16th – Selectmen’s Meeting, 5:00pm GTO
June 19th – Juneteenth, Town Office closed.
June 22nd – Area Selectmen’s Meeting, 5:00pm Legion Hall
July 3rd – 4th of July observed, Town Office closed.
July 6th – Planning Board, 5:30pm GTO
July 7th – Selectmen’s Meeting, 5:00pm GTO
July 20th – Planning Board, 5:30pm GTO
July 21st – Selectmen’s Meeting, 5:00pm GTP

Item 13: Adjourn meeting: Having no further business, Selectman Oickle motioned and Selectman Milliard seconded to adjourn the meeting at 6:15pm. Vote: 3-0. Meeting is adjourned.