Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office – 5:30pm
May 4, 2026

Item 1: Call Meeting to Order

Roll Call:
Cheri Thurston, Vice Chair
Andrew Baker, Secretary
Sarah Wood

Kim Sparks, Recording Secretary

Vice Chair Thurston called the meeting to order at 5:30pm.

Statement from Vice Chair:

Before the meeting, does any Board member have a conflict of interest, personal or financial interest, or a potential bias to anything on tonight's agenda? Such a conflict would prevent them from participating in this matter in an impartial and objective manner.

If so, please disclose it now, recuse yourself from discussions and voting, and step down from the table when we get to that agenda item.

All three members stated that they had no conflicts.

Secretary Baker asked if they could discuss the statement from the Chair on the agenda. Vice Chair Thurston stated that they could discuss it later under Admin.

Item 2: Election of Chair – Table until next meeting.
Vice Chair Thurston stated that she would like to table the election of Chair as the Selectmen will be appointing Anne Kwoka at their meeting tomorrow evening and might have other members appointed. It was agreed to table this item until a future meeting.

Item 3: Consider Minutes of April 6, 2026
The Board reviewed the minutes.
Secretary Baker motioned and Member Wood seconded to approve the minutes of April 6, 2026, as presented. Vote: 3-0. Minutes are approved.

Item 4: Old Business

A. Michael Magner, 190 Howe Hill Road
Preliminary Site Plan Review
U08-003

Mr. Magner was present to discuss his preliminary Site Plan Review application. Vice Chair Thurston asked if Mr. Magner could give them an overview of what he wants to do at 190 Howe Hill Road.

Mr. Magner stated that he would basically like to use it as it is. He explained that it seemed like by the nature of the equipment that he owns and storing stuff there, that it felt commercial, and going the commercial route would be like what the towns want to see you know along with the neighbors, and everybody. He explained that he just wants to enjoy it peacefully and to be a good neighbor and a good person of the Town. Mr. Magner stated that being said because of the nature of his trucks, the equipment, anything whether there's a specific entity or he is just using his own equipment, the commercial route would be what to pursue. Mr. Magner stated that he thought it best and the easiest path forward would be to get it stamped as a commercial lot so he could be able to use it however he saw fit.

Vice Chair Thurston explained that the Board has to find the application complete and once that happens the Board has 90 days. She explained that the Board would review the application with Mr. Magner to determine what else is needed to complete the application. Mr. Magner answered okay.

Vice Chair Thurston asked if the project was going to be named 190 Howe Hill Road or if he had a different name. Mr. Magner stated that he is why he specifically did the address as he does not have an entity. Vice Chair Thurston stated that he might want to think about it. Mr. Magner asked if at a later date he decides on something can he just update it. Vice Chair stated that after an application goes through, and there are updates, we ask that the applicant attends a Planning Board meeting to update the Board and the file.

Vice Chair Thurston asked if the other board members had any questions. Secretary Baker stated that he was pretty familiar with it as Mr. Magner had been before the Board previously.

The Board reviewed the Site Plan Application checklist with Mr. Magner. The Board determined the following items were needed:
A site plan showing locations of any buildings, note all setbacks, boundaries, location of 50 parking spaces, location of septic and well, any utilities, the elevation of the building and what color it is, show additional land that applicant owns that abuts this parcel, show abutters, lighting plan, show street frontage, location of any buildings within 50 feet of parcel, and location of any wetlands or mapped aquifers.

The Board noted that they would need an abutter list. Kim stated that she would be able to get that from their tax software and print it out to be included. Vice Chair Thurston asked if the Town would want a municipal impact analysis completed as there is the possibility of 50 cars being parked on the site. Mr. Magner stated that he just competed a 12 lot subdivision in the Town of Bethel and he didn't have to do an analysis and he has spoken to the Town's Road Foreman and was told once the Planning Board has a complete application, then the Road Foreman reviews it for his comment. Mr. Magner stated that he doesn't require, need or want 50 cars. He explained that it could be scaled back.

Vice Chair Thurston stated that the Board would need a written statement from Mr. Magner as noted on the checklist # 19 on page 4. Secretary Baker stated that it seemed redundant to have the applicant put the same thing on paper that is already written on the application. Vice Chair Thurston asked if Mr. Magner could get the entrance permits put into his name. She explained that this would keep the file cleaner and then if it has to be researched in the future all of the names match up. Kim stated that she would ask Road Foreman Cole to get this updated under Mr. Magner's name. Mr. Magner stated that Ken Cole wouldn't give him anything until there was a complete application.

Kim stated she had a question about the septic design and is dated 2023 and not signed. Kim asked if it was ever installed and maybe the Town never received the updated septic application. Mr. Magner stated that he would check his email for a signed copy and the septic has not been installed. Mr. Magner asked if the term could be extended. Kim stated that she wasn't sure, but they could ask the current LPI, Chris Summers. Mr. Magner stated that he would ask MainLand as they were the ones who did it for him. Anne Kwoka suggested that Mr. Magner reach out to Chris Summers as she is pretty sure the one from 2023 has expired and Chris will request a new design.

Vice Chair Thurston asked if Mr. Magner had any questions. Mr. Magner stated that he could do his own site plan on graph paper, with it done to scale, that the Ordinance doesn't say that it has to be done by a professional. Vice Chair Thurston stated that the Board would have to research that and get back to Mr. Magner. Vice Chair Thurston stated that the Board has to follow this list right to the Tee, and they can't not follow it because the voters in Greenwood voted for these ordinances. Vice Chair Thurston stated that if a professional does the site plan, there will be an accurate plan that will ride in the file.

Secretary Baker stated that he had to leave as he had a School Board meeting, he had to attend.

Mr. Magner stated that he would work on the remaining items and will see about putting together a site plan. Vice Chair Thurston stated that the Board would do some research if it were required that the site plan done by a professional engineer or surveyor and they will get back to Mr. Magner.

Item 5: New Business

A. Preliminary Meeting, Nick Bartlett has questions about a Site Plan Review of a housing project he is beginning to plan.
Map U01 – Lots 27,28,31 and Map U02-001
Corner of Main St. Rt. 26/Bird Hill Rd.

Nick Bartlett stated that there is a housing crisis here in this area. He explained that he recently visited a housing project being built in Rumford and would like to do something similar on his property on Main St. He explained that this comes with a huge design and development team and it's a big investment. He explained that he is starting with the Planning Board to see if this is an option before he invests in this. He explained that he knows that Greenwood requires a 40,000 square foot circle – but how would that work with multi-units. Vice Chair Thurston asked how big the lot was. He stated that it is an acre, and they were thinking about 18 units. Vice Chair Thurston stated that they would have to look at the Ordinances to figure out the multi-unit situation and what the acreage requirements are. He stated that he appreciates them working on this for him as the project requires a huge down payment, and he isn't putting any funding out until he knows if this can be built here or not.

Vice Chair Thurston asked how many bedrooms there would be. He explained that they are thinking 16 one-bedroom units and 2 two-bedroom units with a rental price @ $ 1200 per month. Vice Chair Thurston asked if LD 2011 would help with this. Nick explained that the person who wrote LD 2011 is working with this group. He stated that she suggested that he start with the Town to see what was possible with our current ordinances. Vice Chair Thurston asked if it would stay one deed and if he would remain the owner. He answered yes.

Vice Chair Thurston stated that they would review the Site Plan Ordinance and the Subdivision Ordinance to determine whether this would work and will get back to him.

Item 6: Admin Issues – Next meeting, Monday, May 18, 2026, at 5:30pm

Vice Chair Thurston stated that Andrew wanted to discuss something, but he had to leave and asked that we add it to our next meeting agenda.

Member Wood asked if the Board wanted to keep the start time of the meeting at 5:30pm. Kim suggested that we discuss it at the next meeting as Member Baker and Member Kwoka will be here.

Item 7: Adjourn - Having no further business, Vice Chair Thurston motioned and Member Wood seconded to adjourn the meeting at 7:15pm. Vote: 2-0. Meeting is adjourned.