

**Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office
June 3, 2024**

Join Zoom Meeting

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Meeting ID: 894 9121 2025

Passcode: 656917

Item 1: Call Meeting to Order - Vice Chair Matt Mitchell called the meeting to order at 5:30 pm.

Present:

Matt Mitchell, Vice Chair

David Newcomb, Secretary

John Kwoka

Andrew Baker

Joelle Corey, Codes Enforcement Officer

Kim Sparks, Recording Secretary

Absent: Eva Mills, Chair

Item 2: Consider minutes of April 1, 2024

The Board reviewed the minutes. David motioned and John seconded to accept the minutes. Vote: 4-0. Minutes are accepted as presented.

Item 3: Old Business

Matt asked what the status was on the amendments to the Land Use and Building Code Ordinance. Kim explained that the draft was still being reviewed by the Town Attorney. Matt asked if we would be going beyond the July 1st deadline. Kim stated that looks like the case and was in hopes to have the draft back from the Attorney by our next Planning Board Meeting. Kim explained that the Board could review the Attorney's comments and let her know if they have any questions to return to the Attorney. Kim explained that once the Planning Board is done with their review it would be handed over to the Board of Selectmen to then schedule a Special Town Meeting.

Item 4: New Business

A. Raymond Ranaldi, 461 Greenwood Road, U13-015

After the fact permit, installed retaining wall, Shoreland Zone

Mr. Ranaldi apologized and said that he hired Cross Excavation to do the job and thought they had taken out the required permits and he found out after that they had not. Mr. Ranaldi stated that they did a nice job for him. Matt asked if the Board had a chance to review it and if they had any comments or questions. Joelle explained that she had been talking with Mr. Ranaldi since last October and then we got snow so she reached out to him again this spring. Matt asked if she had found this just by doing a drive by the property. Joelle answered no, that a resident brought it to her attention after we had a previous

retaining wall issue at a different property down the road. John asked if Mr. Ranaldi didn't think a permit was needed. Mr. Ranaldi stated that he didn't think of this at all, he thought that Cross was really good, and would have taken care of it. Matt stated that he was surprised that Cross had done the work without the required permits. John asked if Joelle had spoken with Cross. Joelle stated that it was not Cross's responsibility but the home owner's responsibility to get the required permits. Mr. Ranaldi stated that he assumed that Cross got the permits and his apologies as he shouldn't have. Matt asked Joelle from her standpoint if it looks like everything is in and done. Joelle answered that everything was in and that is just isn't a regular retaining wall like we have seen in other projects. She explained that this is to support the structure of his driveway, this driveway is much better than what was there before, and she totally understands why he did this work. Joelle explained that the previous driveway was quite steep. Joelle explained that she doesn't have any issues with the work knowing what it is there to do. She stated that this is not just a retaining wall to maintain a level spot for a patio set, this is for safe access to their home and she understands why it has to be the height that it is. Joelle explained that this is not a retaining wall to support a lawn, this is structural, and should probably have been done when the house was built. Joelle explained that the old driveway that was there served the family for many, many years but only used it in the summer and now the house is getting used year round.

Matt asked in terms of pervious surfaces, did that increase a lot. Joelle answered that surprisingly that didn't increase that much. Joelle explained that they are still working on a replanting plan and they have met the distances from their trees. Joelle stated with all of the water that we had this winter, Mr. Ranaldi's driveway stayed put. John asked if Joelle had gone and inspected this. Joelle answered yes, that she did an inspection last fall and then again, this spring. Joelle asked Kim if she know what the fee was for a Shoreland Zoning permit. Kim stated that she didn't know. Joelle stated that they would look it up and the fee would be 5 times the fee where it was after the fact.

John motioned and David seconded to approve the application as submitted.
Vote: 4-0. All in favor. Joelle will call Mr. Ranaldi with the fee amount.

- B. Michelle & Christopher Decaro, 319 Greenwood Road, U12-07
Removed camp and replace with new building, Shoreland Zone

Kyle Bouffard introduced himself as the builder and was present at tonight's meeting to representing the Decaro's. Joelle stated that she had a letter from the Decaro's stating that Kyle would be representing them. Matt asked if Kyle could give the Board an explanation of the project. Kyle stated that the Decaro's purchased the property this past winter, have decided to tear it down, and build a new home there in the exact same footprint. Matt asked if Joelle knew what was the previous building footprint. Joelle answered yes. Kyle explained that he had a survey completed that showed the previous footprint and shows the new building going in that same footprint. Matt asked about the height of the proposed building. Matt asked if our height requirement was 30 feet. Joelle answered that our requirement was 35 feet. Matt stated that the plans show 34 feet and some change on the back side. Matt asked if there were any decks or porches going outside of that footprint. Kyle answered no. Joelle stated that she has reviewed all of their house plans and everything is within that same

footprint. The Board reviewed the house plans. David asked if the driveway was going to stay the same. Kyle answered yes.

John stated his concern that this is the second after the fact application for tonight as the building was taken down and the foundation was installed. Joelle explained that the foundation can be installed without a permit. John stated that he was surprised that the Town would allow a foundation to go in and asked what would happen if it was installed in the wrong place. Joelle stated that would be the property owner's risk. Joelle stated that we don't have anything that says when building starts in Greenwood. Joelle stated that the Board could require that the foundation be moved back away from the water to the greatest practical extent where this is in Shoreland Zoning. Joelle stated that the foundation is completely on the owner's risk. John said ok. Joelle stated that we never modified the ordinance and it doesn't mean that it can't be. Matt stated that we should update the ordinance. Kyle stated that most Town's don't let you install a foundation without a permit. David stated that he thought it would be a good idea to update the ordinance. Andrew asked if this was a new foundation and not the existing. Joelle stated that this is a new foundation. Matt asked if the Town ever required anyone to move their installed foundation. Joelle stated that she never had anyone that had to move their foundation.

Kyle stated that the Decaro's eventually would like to replace the boat house. Joelle explained that the previous owner did get the required State permit by rule for a new boat house and the permit is only valid for 2 years. Joelle explained that a year has already been used. Andrew asked why Joelle thinks that it shouldn't be replaced. Joelle stated that it doesn't meet the standard any longer and would think differently if that was still a viable structure. Joelle explained that what is remaining there for a structure is not safe for any person or boat to go into. Joelle stated that this is her personal thoughts and feels that the DEP should not have issued the permit. Matt asked if that permit still has value to it. Joelle stated that it does as it is good for another year.

Matt asked if there were any other questions or concerns. David stated that the application is considered complete. Joelle agreed. John stated that this is being built on the same footprint and it meets the height requirement. Joelle answered yes.

John motioned and David seconded to approve the application as submitted.
Vote: 4-0. All in favor.

Item 5: Admin Issues

- A. Next Meeting Dates, June 17th and July 1st if needed.
- B. Update of Codes Position – Joelle stated that she will stay on for a bit longer and hopes that the Town finds someone soon to replace her.

Item 6: Adjourn - Having no further business, John motioned and David seconded to adjourn the meeting at 6:15 pm. Vote: 4-0. Meeting is adjourned.