

GREENWOOD SELECTMEN'S MEETING MINUTES

June 17, 2025 – 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, Selectman Robert Oickle, Town Manager Kim Sparks, and Road Foreman Richie Diaz

Item 2: Pledge of Allegiance

Item 3: Introductions

a. Zoom participants - Erica Bufkins, AVCOG, Zachary Flechtner, property owner, and Ronald Flechtner

b. Participants present – none present.

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 # 50 - \$ 37,063.46 covering period June 3 – June 10, 2025

Expenditure Warrant # 51 – \$ 181,028.29 covering period June 11, – June 17, 2025

Includes Voucher #1417 payable to Pine Tree Waste for \$ 23,047.43

Includes Voucher # 1424 payable to MSAD 44 for \$ 118,752.00

The Board reviewed Warrant # 50 & # 51.

There was no discussion on the Warrants.

Selectman Milliard motioned and Selectman Oickle seconded to approve Warrant # 50 and Warrant # 51 as presented. Vote: 3-0. Motion passed.

Item 6: Review and approve minutes of June 3, 2025

The Board reviewed the minutes of June 3, 2025

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

Item 7: Selectmen contacted outside of meeting

Selectman Oickle stated that he was contacted by Betsey Foster who is concerned about alternative housing in Greenwood, which she thought could lead to drug activity. Selectman Milliard asked if Betsey mentioned any specific locations that she was concerned about. Selectman Oickle stated that she didn't but referenced the little compound near the power lines as an example.

Item 8: Comments from the Public – no comments.

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

- a. Discussion with Erica Bufkins and Zachary Flechtner regarding property in Shoreland Zone - Resource Protection District

Erica updated the Board on what she has been working on for us. Erica explained that we are reviewing the Shoreland Zoning Ordinance to determine if you would like to allow for the special exception provisions that allow for a single-family dwelling unit to be built in the resource protection zone. Erica explained that she and Kim compiled a list of all the lots that are in the resource protection zone. Erica stated that they wanted to see how many lots there were and to determine how many lots were built on and how many were vacant. Erica stated that if the Board made the decision to allow for this special exception provision what development could result from that. Erica stated that from this list we find that there are 27 parcels that are vacant and in the resource protection zone – so that there are 27 parcels that could potentially be developed as a result of this change in the ordinance. Erica explained that the next steps would be for the Board to decide if that is something that you are interested in doing, if you would be interested in adding this special exception for single family dwelling to be built in the resource protection zone. Erica stated that she thought it would be helpful to understand what the potential impact would be but thinks it would be quite small with only 27 parcels.

Selectman Oickle asked if Erica could go over the special exemption provision. Erica explained that it allows the property owner to build in a resource protection zone as long as they meet the different criteria. Erica stated that she would email us the language of exactly what would need to be added to our Shoreland Zoning Ordinance to allow this. Erica explained that if the Shoreland Ordinance is updated with this language, the applicant would still need to go for a full Planning Board review before any building permits could be issued. She explained that it would be up to the Planning Board to determine to the greatest practical extent what the setback would be from the Resource Protection Zone. Selectman Oickle asked if in this case there was an existing dwelling at one point. Erica answered yes that this lot did have a home on it at one time and the Shoreland Zoning Ordinance allows for a home to be rebuilt on the lot within 18 months. Erica stated because Greenwood's Ordinance doesn't allow for that special exception their hands are tied. Erica stated that all the Towns that abut Greenwood do allow for this special exception in their Ordinances. Erica explained that she did a bit of research to try to find out why Greenwood didn't have this special exception provision in our Shoreland Zoning Ordinance, but she wasn't able to find any records on this. Erica stated that if the Board wants to add the exception language she would be willing to meet with the Planning Board to discuss this.

Selectman Milliard asked if we were to allow a special exception, does that mean it is a one-on-one basis and every piece of property gets looked at individually, or if we go down that road it is a blanket, and we approve it one way or another. Erica explained that if we decide to add this special exception, every applicant that has a lot in the Resource Protection zone would have to come to the Planning Board for approval. Road Foreman Richie Diaz asked if there have been other lots in Resource Protect that have been built on. Chair Chapman answered that no lots in Resource Protection that have been built on were done before the Shoreland Zoning Ordinance was passed and have never had a Special Exception as part of our Ordinance.

Selectman Oickle asked if any other property owners of those 27 properties come forward to ask for a building permit. Kim stated that Mr. Flechtner was the only person asking. Erica asked if Kim had ever had any questions asking about the special exception. Kim answered that she had not. Selectman Oickle asked of the 27 lots they would potentially be developable. Erica answered yes that those were the ones that could be developed. Foreman Diaz asked how long ago a dwelling was there. Kim answered that the building was removed in 1998.

Chair Chapman stated that the process to amend the ordinance would be to have Erica provide us with the language, which would require a Special Town Meeting, but it doesn't require an ordinance review committee to review. Kim answered that was correct. Erica stated that we would need to hold a public hearing before and Town Meeting vote. Erica stated that she would be willing to meet with the Planning Board to explain the process if needed.

Selectman Milliard asked if we went down that road, what would be the earliest an applicant could request a special exception, are we talking a year. Erica stated that it would be after the Special Town Meeting voted to approve the special exception provision. Chair Chapman stated that they would like the Planning Board to discuss and comment, then time is needed to schedule a Public Hearing, then schedule a Special Town Meeting. Chair Chapman stated that she didn't have any issue, adding that to our Ordinance as many of our neighboring Towns have it.

The Board asked Erica to send them the language and asked that Kim get copies to the Planning Board for their questions and comments, and then have Kim scheduled a Public Hearing and then Special Town Meeting. Erica stated that she would get to work on that.

Mr. Flechtner thanked the Board and Erica for working on this. Kim stated that she would keep Mr. Flechtner updated as this moves forward.

b. Discuss responses from survey on name change of Mud Pond to Twilight Pond

The Board reviewed the survey results - copy attached.

Kim stated that there were 35 responses to the survey, and it looked as if all of those were from Greenwood City residents. Kim stated that all the responses wanted to keep the name Mud Pond. Chair Chapman stated that she doesn't think they could offer a letter of support to change the name of Mud Pond. Selectman Milliard stated that he agreed as a majority of the responses were to keep it the same as it was. Selectman Oickle asked if Gerry had seen the responses. Kim stated that she isn't sure that he has but she would email him a copy. Selectman Milliard asked that Kim send him all of it and based upon these results we will not be able to offer a letter of support. The Board agreed that they couldn't go on record supporting the name change of Mud Pond. Kim stated that she would reach out to Gerry and let him know of the Board's decision.

c. Discuss and review Androscoggin Bank rates for CDARS

Kim stated that she just heard from Christine Bishop from Androscoggin Bank. Kim explained that Christine got approval to increase our Money Market interest rates from 2.75% to 3.00% and 4% on CDARS and we could ladder them. Selectman Milliard asked what it is meant by a laddering approach and if that references their discussion to have staggered terms. Kim answered yes.

Chair Chapman stated that we need to move the one from Northeast Bank to Androscoggin. Selectman Oickle asked if we would be investing \$ 600,000. Kim answered yes that she would like to put the bulk of those funds into laddered CDARS to earn higher interest. Kim stated that she could get more information on the laddering piece. Selectman Milliard stated that it would be helpful and right now we are getting 4.16% from Andro, which will come due in August. Selectman Oickle stated that we know right now we can get 4% on the money that is presently not getting anything. Kim stated that she would close the account at Northeast, move that money to the Money Market at Androscoggin bank where it will earn 3%, she will then get more information on the laddering from Androscoggin and update the Board. Chair Chapman stated that Androscoggin will increase our Money Market and Sweep account interest from 2.75% to 3% and then CDARS would be at 4% and could be laddered.

Chair Chapman stated that the difference between then and Bar Harbor Bank and Trust was minimal. Kim answered yes. Selectman Oickle stated that they have the same vehicles so usually they have the same rates. Chair Chapman stated that the Town has had a great relationship with Androscoggin Bank. The Board agreed to have Kim close the account at Northeast Bank and open an account at Androscoggin Bank to get things earning better interest.

d. Discuss Maine Repeal State Biennial Budget

Kim stated that she heard from her Town Clerk network that no petitions were turned in to be verified so it looks as if no signatures were collected – so no repeal.

e. Review and sign Spirit of America Award in memory of Gilbert Dunham

The Board reviewed and signed the Spirit of America Award. Kim will get it framed and delivered to Gilbert's family.

f. Discuss current 53% State Valuation will be 48% next budget cycle resulting in loss of Tree Growth funds of \$ 110,000.00.

Kim explained that Assessor Paul called to discuss that our State Valuation is dropping and we could lose our Tree Growth Revenue of \$ 110,000. Kim explained that Paul offered us two options: 1. Do nothing, lose the revenue and wait until 2027 when we have our town-wide revaluation or 2. Do an across-the-Board valuation increase of 30% on all accounts. Kim stated that the State requires us to have a revaluation every 10 years, that our last one was done in 2017, that we are scheduled to have a reval in 2027. Chair Chapman stated that it makes sense to do this, so we do not lose the \$ 110,000 tree growth revenue. Selectman Oickle stated that it made sense to him. Kim stated that there would be a cost of \$ 5,000 for the Assessors to make an across the board 30% increase. Selectman Milliard asked if this kicks in because we are under the 50%. Kim answered yes that Paul discussed our situation with the State, that we are scheduled to have a town-wide revaluation in 2027 which

is 10 years from our previous assessment, and that the market has changed dramatically with homes selling for double to triple of the assessed value. Chair Chapman stated that we know that our valuation is low compared to the market. Selectman Oickle stated that our values are going to increase 30% and that is real and when the revaluations are done values will go up again.

Chair Chapman motioned and Selectman Milliard motioned to expend \$ 5,000 assessors to do an across the board 30% increase in valuation for land and buildings. Vote: 3-0. Motion is approved.

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 per § 405 (6) (A) – Personnel matters – Greenwood Highway Dept.

Selectman Milliard motioned and Selectman Oickle motioned to go into Executive Session per 1 MRSA § 405 (6)(A) Personnel Matters – Highway Department – 5:45pm.

Selectman Milliard motioned and Selectman Oickle motioned to come out of Executive Session per 1 MRSA § 405 (6)(A) Personnel Matters – Highway Department – 6:15pm.

No decisions made. No votes needed.

Item 13: Meetings and Events

June 24th – Building Committee Meeting, 4:30pm GTO
July 1st – Selectmen's Meeting, 5:00pm GTO
July 4th – Independence Day, Town Office Closed
July 7th – Planning Board Meeting, 5:30pm GTO
July 15th – Selectmen's Meeting, 5:pm GTO
July 21st – Planning Board Meeting, 5:30pm GTO
Aug. 4th – Planning Board Meeting, 5:30pm
Aug. 5th – Selectmen's Meeting, 5:00pm

Item 14: Adjourn - Having no further business, Selectman Oickle motioned, and Selectman Milliard seconded to adjourn the meeting at 6:20 pm. Vote: 3-0. Meeting is adjourned.