

**Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office – 5:30pm
June 22, 2026**

Item 1: Call Meeting to Order

Roll Call:

Anne Kwoka, Chair

Cheri Thurston, Vice Chair

Andrew Baker, Secretary

Sarah Wood

Kim Sparks, Recording Secretary

Statement from 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.

Chair Kwoka stated that she will recuse herself from voting on Mr. Magner's Site Plan application.

Item 2: Consider Minutes of June 1, 2026 – Member Thurston motioned and Member Wood seconded to approve the minutes of June 1, 2026. Vote: 3-0. Minutes are approved.

Item 3: Old Business

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

New submissions letters from Fire Chief Ken Cole and Road
Commissioner Kim Sparks.

We have one zoom participant – Joe Purington, brother to Abutter
Michelle Purington.

Member Thurston stated that this was a public hearing. Member Wood motioned and Member Baker seconded to open the public hearing at 5:35pm. Vote: 3-0.

Abutter, Nate Bellanceau stated his concerns that 190 Howe Hill will follow the proper codes are met like starting times. Mr. Bellanceau stated that they started working there at 5:30-6:00am. Mr. Bellanceau asked who would be monitoring this and making sure he doesn't go over the property lines and cut the abutter's trees. Mr. Bellanceau stated that the neighbors would like to make sure Mr. Magner is respectful of property lines and neighbors if he is operating as a Commercial business.

Member Thurston stated that the Planning Board will review all of the comments tonight, discuss the concerns amongst the Planning Board, and see how the Board can address the neighborhood concerns with the applicant.

Linda Ryan stated that she lived just down the road from 190 Howe Hill Road and is concerned about how fast some of the trucks from this project are driving up and down Howe Hill Road. She stated that the speed limit by her house is 25mph and the big dump truck that goes back and forth periodically and it's going pretty fast and it is scary.

Abutter, Michelle Purington stated that her trees were cut on her property and her land was excavated. She explained that she had a Maine Forest Warden and private forester come to inspect her property. She stated that she is also concerned with all of the heavy equipment. She stated that her entire home vibrates and shakes constantly with all of the use. She stated that when she sits on her patio, there are diesel fumes coming through onto her patio. She stated that her entire property vibrates as she is within 50 feet of operation and 38 feet from her utility room and that her radon gauge also vibrates. She stated that this type of excavation is just too close to our residents, and she understands that there is no zoning in Greenwood. She explained that this is her home vibrating, that there are unsecured materials, and there is a tarp that slaps constantly in the wind. She stated that she is concerned that her home vibrates with all of the heavy equipment, that it is constant, and it's hard to live with.

Linda Ryan stated that she drives up the road often and just feels that has been said for these poor people – they bought the land, built a beautiful home, and now their house is vibrating.

Abutter Michelle Purington stated that it wasn't fair. She stated that she installed a fence. She stated that the truck is parked next to her bathroom and bedroom window – that the commercial activity is just too close. She stated that she had a fence installed but it still echoes and she can't open her windows due to noise and dust.

Joe Purington stated his concern about the radon meter being vibrated. He stated his concerns with the ground being vibrated from the heavy equipment and asked what this isn't helping the house. He stated his concerns about the diesel fumes with the equipment running near her house.

Member Thurston asked if anyone else would like to speak. Member Thurston asked if Mr. Magner wanted to speak. Mr. Magner answered no, thank you.

Member Baker motioned and Member Wood seconded to close the public hearing at 5:58 pm.

Member Thurston stated that the Board has several items that they need to look at and at the Site Plan Ordinance to see what tools we have to address these concerns. She explained that Greenwood doesn't have any

zoning so there may not be a lot that they can do, but they will certainly take everybody's concern into account when making decisions.

Member Thurston stated that there are two new submissions to be added to the file, a letter from Fire Chief Ken Cole, and a letter from Kim Sparks Road Foreman. Member Thurston stated that Fire Chief Cole stated that fire and rescue services could be provided to 190 Howe Hill Road. Member Thurston stated that Commissioner Sparks stated that Howe Hill Road was a town owned road with mixed uses of residential and commercial.

The Board reviewed the plan that Mr. Magner submitted. Member Thurston asked about the HHE200. Mr. Magner explained that the design was completed by Scott Dixon, from Main-Land and they have the leach field as far away from Michelle Purington as possible. Member Thurston stated that the three items that were outstanding at the last meeting have been submitted.

Member Wood asked if Mr. Magner had a time frame for completing this project. Mr. Magner answered it should be three to six months.

The Board reviewed the list of standards from the Site Plan Ordinance. Member Thurston asked how much vehicular traffic he expects. Mr. Magner answered not much. Mr. Bellanceau stated that it was noted in the application that he would be installing 50 parking spaces. Member Thurston stated that at a previous meeting, Mr. Magner changed that number to seven or eight parking spaces as noted in the updated plan.

Mr. Magner offered to work with Michelle to plant some arborvitaes or leland cypress trees on her property. Michelle stated that her trees were cut down at the beginning of this process. Member Thurston asked how many trees were cut. Michelle answered \$ 3000 worth of damage according to a private forester. Michelle explained that the trees were stumped immediately so she doesn't have an exact number. Member Wood asked Michelle Purington what is causing her house to vibrate. Michelle Purington answered that it vibrates from all of the heavy equipment from 6:30am to all hours of the night and it is within 50 feet.

Member Thurston stated that the Board could attach conditions to an approval as long as the Ordinance allows for them. Nate Bellanceau asked if the Ordinances that the Board uses to review this application, if it is going to violate those, isn't that cause for denial. Member Thurston stated that they must follow the Ordinances and if the Town wanted the ordinances updated, they would need to have a discussion with the Board of Selectmen.

Member Thurston asked if there were a finding of facts. Kim stated that only a few applications have been required to have a finding of facts. Member Thurston explained that it is like a check list that the Board would go through and vote on each item. Chair Kwoka stated that it is like the checklist that is in the Site Plan Ordinance.

Member Thurston stated that she would work on finding facts for this application. Member Baker asked if we could set a new precedent in the middle of an application as it sounds completely unfair. Member Thurston explained that this tool will help us get this right. Member Thurston stated that she sees this more as a tool than as a precedent.

It was moved and seconded to table a vote on this application at tonight's meeting to allow time for Member Thurston to draft a finding of fact. Vote: 2-1. Motion passes.

Item 4: New Business

- A. Mt. Abram, Parking Lot near West Side.
The Board agreed that this could be issued by the Town's Codes Officer.
- B. Update from Nick Bartlett - tabled to next meeting.

Item 5: Admin Issues

- A. Workshop with Nick Bartlett and Board of Selectmen on July 9th at 5:00pm, Greenwood Town Office

Item 6: Adjourn - having no further business, Member Baker motioned and Member Wood seconded to adjourn the meeting at 6:30pm. Vote: 4-0. Meeting is adjourned.