

GREENWOOD SELECTMEN'S MEETING MINUTES

July 7, 2026 - 5:00 pm

All Meetings are audio recorded.

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 Milliard, Selectman Robert Oickle, and Town Manager Kim Sparks

Item 2: Pledge of Allegiance

Item 3: Introductions

- a. Zoom participants - None
- b. Participants present - Kevin and Pam Dunn, Joe and Kathleen Sefchick

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 # 51 – \$ 14,491.45 covering period June 16 – June 22, 2026

Expenditure Warrant # 52 - \$ 13,679.70 covering period June 23 – June 29, 2026

Expenditure Warrant # 1, fy 2026/2027 - \$ 50,068.96 covering period July 1- July 6, 2026

The Board reviewed Warrant # 51, Warrant # 52, and Warrant # 1 fy 26/27. Selectman Oickle motioned and Selectman Milliard seconded to accept Warrant # 51, Warrant # 52, and Warrant # 1 as presented. Vote: 3-0. Warrants are accepted.

Item 6: Review and approve minutes of June 16, 2026

The Board reviewed the minutes of June 16, 2026. Selectman Milliard motioned and Selectman Oickle seconded to approve the minutes as read. Vote: 3-0. Minutes are accepted.

Item 7: Selectmen contacted outside of meeting - Chair Chapman stated that the Board all received an email about a noise complaint late on the 4th of July. Selectmen Oickle stated that he heard from Tom Wentworth about the same subject that Kevin Dunn is here tonight to discuss.

Item 8: Comments from the Public – No comments.

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

A. Discussion with Kevin Dunn regarding his concerns with moorings along Greenwood Road

Mr. Dunn requested that the Board review and make a determination on land use along the corridor along Greenwood Road on the west side of the pond, adjacent to their property, as well as others on Round Pond. Mr. Dunn explained that currently there are three docks/moorings in that stretch of Greenwood Road between

Meredith Ring's property and Dunn's property. Mr. Dunn questioned if that stretch/sliver of land between

Greenwood Road and Round Pond was Town property. He questioned if that was part of the Town's right of way from the pavement to the water's edge. Mr. Dunn stated that there are three docks along that strip of land that have various contraptions coming off them where they tie boats up or to gain access to the pond. Mr. Dunn stated that Kim informed him that none of these three owners received a dock permit from the Town as they did not own the property. Mr. Dunn questioned what right do private property owners have to install docks on municipal property for their own exclusive use. Mr. Dunn asked if he is correct to assume that it is town owned or controlled. Kim stated that it is her understanding that it's neither. Selectman Oickle stated that someone must own it. Mr. Dunn stated that someone must own it – if it is not owned by private individuals, then he would assume it's municipal property, even if it exists as a right of way that supports Greenwood Road.

Chair Chapman asked if anyone has a deed for these strips of land along the road. Kim stated that some owners on the other side of the road do have these strips of land included in their deeds but not everyone. Chair Chapman stated that there was a strip for sale. Mr. Dunn stated that someone must have a deed for that strip to sell it.

Kim explained that this has been brought to our current Codes Officer, Eric Giroux. Kim explained that Eric contacted DEP for clarification and we are still waiting to hear back from them. Kim explained that if the property owner owns that strip of land, then they can apply to the Town for a temporary dock permit. Selectman Oickle asked what would happen if they wanted a permanent dock. Kim explained that permanent dock permits are issued by the Planning Board under the Shoreland Zoning Ordinance – but the applicant would have to prove ownership of the land.

Chair Chapman stated that all the water, they hold in public trust for all of us to use, and they regulate what goes over submerged land. Mr. Dunn stated that he is really focused on who owns the land and under whose authority or permission were these structures. Mr. Dunn stated that he disagrees with the former Codes Officer's interpretation of the law. Mr. Dunn explained that he has done extensive research and will continue to do so. Kim stated that she will let Mr. Dunn know when she hears back from the DEP and what DEP says will determine their next steps. Mr. Dunn stated that he also contacted the DEP and is waiting for a response.

The Board thanked Mr. Dunn for his research. Mr. Dunn stated that he will request a future meeting with the Board once he has more information.

B. Review Special Town Meeting Warrant for July 21, 2026

Chair Chapman asked if we have heard back from everyone that we need to hear from. Kim explained that we haven't. Kim explained that she is still waiting to get a contract from Ben Lord listing out prices and exactly what his scope of work will be for us. Kim explained that our Attorney will need to review the contract. Selectman Milliard stated that he is concerned about going to a Town meeting without having all the numbers on what the electricity and heating is going to cost. Selectman Milliard stated that we potentially run the risk that people will disapprove of this because we don't have all the quotes. Selectman Oickle stated that the expectation is that the \$ 520,000 would get us the building up, constructed, and the site work done.

Kim answered yes. Selectman Oickle stated that then we could get the rest of the bidding to complete the project and know what to put into next year's budget. Selectman Oickle stated that we understood that this would be done in phases. Chair Chapman stated that there are too many unknowns to take this to a Town vote at this point. Selectmen Milliard stated that he wouldn't feel comfortable taking this to a vote without further information and doubts it would get approved without this information. The Board agreed to see if they had any answers by July 21st and if they do, they will plan a Special Town Meeting for August 4th.

C. Discuss lost dog that was picked up by ACO – at the corner of Gore Road and Main St.

Kim updated the Board that the ACO picked up a wounded Bassett Hound in Greenwood and the dog was taken to the Bethel Animal Hospital. Kim explained that if no one claims the dog in 10 days then it will be put up for adoption. Kim stated that if no owner comes forward then the Town will be responsible for the vet bills. Kim will keep the board updated.

Item 10: Other business and communications

Selectman Oickle asked if Mr. Magner got approved by the Planning Board. Kim stated that the Planning Board did approve Mr. Magner's Site Plan Review.

Selectman Oickle asked if we had met with Mt. Abram. Kim stated that she and Kenny would be meeting with Josh tomorrow to discuss parking issues.

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

Item 12: Executive Session per 1 MRSA § 405 (6) (E) Personnel Matters

Selectman Milliard motioned and Selectman Oickle seconded to go into Executive Session at 6:15pm. Vote: 3-0.

Selectman Oickle motioned and Selectman Milliard seconded to come out of Executive Session at 6:50pm.

Vote: 3-0.

The Board will hold an employee review meeting with Town Manager Kim Sparks on Wednesday, July 22nd at 9:00am.

Item 13: Meetings and Events

July 20th – Town Office closed

July 20th – Planning Board, 5:30pm GTO

July 21st – Selectmen's Meeting, 5:00pm GTP

Aug. 3rd – Planning Board, 5:30pm GTO

Aug. 4th – Selectmen's Meeting, 5:00pm GTO

Aug. 13th – State Dam Inspection, 10:30am Alder Dam

Aug. 17th -Planning Board, 5:30pm GTO

Aug. 18th – Selectmen's Meeting, 5:00pm GTO

Aug. 29th – Hazardous Waste Collection Day, 9:00am to Noon, Bethel

Item 14: Adjourn meeting - Having no further business, Selectman Oickle motioned and Selectman Milliard seconded to adjourn the meeting at 6:55pm. Vote: 3-0. Meeting is adjourned.