

**Town of Greenwood  
Planning Board Meeting Minutes  
July 10, 2023**

Join Zoom Meeting

<https://us02web.zoom.us/j/89491212025?pwd=VjE4UnlFQTJ1dWVlQjY4dUpvTVZBQT09>

Meeting ID: 894 9121 2025

Passcode: 656917

Item 1: Call Meeting to Order

Present:

Eva Mills, Chair

Matt Mitchell, Vice Chair

David Newcomb, Secretary

John Kwoka

Joelle Corey, Codes Enforcement Officer

Kim Sparks, Recording Secretary

Item 2: Review Minutes of June 19, 2023

The Board reviewed the minutes of June 19, 2023.

David motioned and Matt seconded to approve the minutes as complete.

Vote: 4-0. Minutes are approved.

Item 3: Old Business - None

Item 4: New Business

A. Christopher Silva & Ann Sirianni

Subdivision Application – 125 Greenwood Road, Map U06-12

Mr. Silva joined the meeting via Zoom.

The Board reviewed the application with Mr. Silva to determine if the application was complete.

Town of Greenwood Subdivision Application

1. Name and address of owner. - **Complete**

2. Name and address of applicant (if other than owner) - **Complete**

3. If the applicant is a corporation, state whether the corporation is licensed to do business in Maine, and attach a copy of Secretary of State's Registration. – **N/A**

4. Name of applicant's authorized representative – **Owner listed in #1**

5. Name, address and number of Registered Professional Engineer, Professional Land Surveyor or Planner who prepared the plan. – **Complete**

6. Address to which all correspondence from the Board should be sent. – **Complete**
7. What interest does the applicant have in the parcel to be subdivided (option, land purchase contract, recorded ownership, etc.)? **Complete – Deed attached**
8. What interest does the applicant have in any property abutting the parcel to the subdivided? – **None.**
9. State whether the subdivision covers the entire or contiguous holdings of Applicant – **Complete**
10. Location of property: book and page (from Registry of Deeds). **Complete**
11. Location of property: map and lot (from Assessor's Office). **Complete**
12. Current zoning of property – **Complete – Limited Residential**
13. Acreage of parcel to be subdivided. – **Complete**
14. Proposed method of sewage disposal and the results of an on-site soil investigation for each lot. – **Incomplete, waiting on Main Land Development Consultants report.**
15. Soils report for entire area - **Incomplete, waiting on Main Land Development Consultants report.**
16. Indication of type of water supply to be used. - **Complete**
17. Names and mailing address of all property owners within 500 feet of the proposed subdivision including those across any road or street. - **Complete**
18. Proposed restrictive covenants to be placed on the deeds.  
  
Mr. Silva stated that the only covenant he thought of was the Right of Way on the property. The Board and Codes Officer suggested that he consider others such as no mobile homes model year 1976 and up. Mr. Silva stated that he would think about this and let the Board know if he added anything. **Complete with possible additions to be included at next meeting.**
19. A statement of financial and technical capability. – **N/A**
20. A written statement from the Fire Chief and Road Commissioner as to the departments capacity to serve the proposed subdivision along with their recommendations as to any improvements necessary to provide for fire protection – **Complete**
21. A phosphorus impact analysis and control plan when located in the direct water shed of a great pond. - **Incomplete, waiting on Main Land Development Consultants report.**
22. A ground water impact analysis - **Incomplete, waiting on Main Land Development Consultants report.**

23. The applicant shall provide a municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the Town of Greenwood or quasi-municipal districts. This list shall include but not be limited to: schools including busing; street reconstruction, maintenance, and snow removal; solid waste disposal; and fire protection. The applicant shall provide an estimate of the net increase in taxable assessed valuation upon build out of the subdivision. N/A

24. Stormwater control plan designed to accommodate the 25-year storm. - **Incomplete, waiting on Main Land Development Consultants report.**

25. Maine Department of Transportation Driveway/Entrance Permits if the subdivision will have access to Routes 26, 219, or the East Bethel Road. - N/A

26. Other local, state or Federal permits as required - N/A

27. A statement concerning timber harvesting resulting in any violation of the Liquidation Harvesting Rule. - N/A

28. Waivers requested accompanied by reasons and justification. – N/A

Matt motioned and David seconded that the application was not complete pending the following items:

14. Proposed method of sewage disposal and the results of an on-site soil investigation for each lot

15. Soils report for entire area

21. A phosphorus impact analysis and control plan when located in the direct water shed of a great pond

22. A ground water impact analysis

24. Stormwater control plan designed to accommodate the 25-year storm

Vote: 4-0. Application incomplete.

Mr. Silva stated that he would be meeting with Scott Dixon from Main Land and get these reports submitted to the Board as soon as they are completed.

Item 5: Admin Issues

A. Next meeting date: The Board set the next meeting as July 24<sup>th</sup> at 5:30 pm.

Item 6: Adjourn - Having no further business, David motioned and John seconded to adjourn the meeting at 6:20 pm. Vote: 4-0. Meeting is adjourned.