

GREENWOOD SELECTMEN'S MEETING MINUTES

Aug. 5, 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, and Town Manager Kim Sparks

Item 2: Pledge of Allegiance

Item 3: Introductions

- a. Zoom participants - Zach Flechtner, present for request for Shoreland Zoning Ordinance amendment.
- b. Participants present, Chris Summers

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 # 03 - \$ 183,569.50 covering period July 15, – July 21, 2025
Includes Voucher 92 payable to O'Connor Motor Group for \$ 146,617.00

Expenditure Warrant # 04 – \$ 8,586.92 covering period July 22, – July 28, 2025

Expenditure Warrant # 05 - \$ 29,820.83 covering period July 29, – Aug. 4, 2025

The Board reviewed Warrant # 03, # 04, and # 05.

Selectman Oickle asked about the Fire Dept. boat motor purchase. Kim explained that they were in hopes that they could just repair the motor but were unable to get some of the parts due to the age of it.

Selectman Milliard motioned and Selectman Oickle seconded to approve Warrant # 03, Warrant # 04, and Warrant # 05 as presented. Vote: 3-0. Motion passes.

Item 6: Review and approve minutes of July 15, 2025

The Board reviewed the minutes of July 15, 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 Milliard stated that he was contacted by Jim St. Germain and Suzanne Fose who are concerned about the fill brought in to be used on the proposed subdivision road. Selectman Milliard stated that they were concerned that the fill may contain material that would leach into the brook near the property. Kim stated that she contacted Maine DEP about this, and they replied that this is an allowed inert fill. Selectman Milliard stated that he made them aware that we were aware of the fill and asked if they were given a copy of the response from DEP. Kim stated that Jim was in this week, so she gave him a copy of DEP's response. Selectman Oickle stated that he looked at the sign

that is posted on the lot that is to be subdivided and apparently if there is interest the sign says to contact the Town Office regarding what. Kim explained they would contact the Town Office if they had questions regarding the subdivision application and would like to review the plans. Selectman Milliard stated that the two of them told him they attended the Planning Board meeting and they were a little frustrated that they weren't able to voice their concerns and he explained that to them and that we would let them know when the Public Hearing will be held. Kim stated that the Public Hearing will be held on September 8th, and they will be notified by certified mail. Selectman Oickle asked if there was an approved plan for that. Kim answered no, that the application was just voted on last night to be complete. She explained that the Planning Board will hold the public hearing on September 8th, and they then have 30 days to review before voting to approve or not approve the subdivision. Selectman Milliard asked when the developer wanted to start on this. Kim explained that the developer thought the first meeting on July 21st was the public hearing. Kim stated that the Planning Board Chair explained the process and that the public hearing had to be run in the local paper twice and abutters had to be notified by certified mail.

Kim explained that some of this same material has been dumped at 190 Howe Hill Road, owned by Mr. Magner. Selectman Milliard asked what it was being used for at Howe Hill Road. Kim stated she wasn't sure but maybe a driveway or used for fill. Selectman Milliard asked if there were any building permits for this lot. Kim explained that Mr. Magner has stated that they would like to build a house there in the future, but the only building permit the Town has issued is for a garage. Chair Chapman stated that it was for a residential garage. Selectman Milliard asked if all of the permits were done for the garage. Kim stated that the permit was taken out in December and issued by the Planning Board as a residential building.

Item 8: Comments from the Public - None

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

A. Open & review bids for winter sand stockpile – 2000 cubic yards of $\frac{3}{4}$ screened sand.

2024 Bid – 1000 cubic yards of $\frac{3}{4}$ screened sand.

ECI Materials, LLC – We picked up – Not delivered.

South Paris

\$ 9.00/c.y. – available year-round.

2023 Bid - 2500 cubic yards of three quarter screened sand.

RA Tibbetts Trucking, \$ 7.75 per yard = \$ 19,375.00 - delivered

Poland Corp, \$ 11.50 per yard for $\frac{1}{2}$ inch screened sand = \$ 28,750.00 – delivered

The Board opened and reviewed the bids.

2025 Bids:

1. The Poland Corporation - \$ 18.00 per cy = \$ 36,000.00

Delivered, salt and pile at 941 Greenwood Road

2. ECI Materials LLC - \$ 10.00 per cy = \$ 20,000.00

No delivery – we would need to pick it up.

The Board reviewed the bids. Chair Chapman stated that we would need the material delivered as we are short-handed and not able to pick up the material. Selectman Milliard stated that the bids do not state the size as being $\frac{3}{4}$ inch. Selectman Oickle asked if this is something that we could find out before we accept the bids. Kim stated that she could call both of them to confirm that.

Selectman Milliard motioned and Selectman Oickle seconded to table this item until their next meeting giving Town Manager Sparks time to contact both bidders to make sure their bids are for $\frac{3}{4}$ inch sand. Vote: 3-0. Motion carries.

B. Introduce Christopher Summers who is interested in becoming our Licensed Plumbing Inspector

Kim explained that Kingston Brown had resigned as our Licensed Plumbing Inspector and Chris Summers, who is the LPI for the Town of Paris, is interested in the position. LPI Summers explained that his Codes Enforcement and LPI hours in Paris were cut to 20 hours per week, so he was interested in picking up extra work. He explained that he is fully certified to do the job. Selectman Oickle asked if Chris was interested in doing this long term. He explained that he is applying for other full-time jobs so he could not promise that he would be here for very long. He stated that he would see what he could do to make all this work.

The Board thanked Chris for his interest in Greenwood and signed his appointment paperwork. Kim then administered the oath and swore in Christopher Summers as Greenwood's Licensed Plumbing Inspector for a year.

C. Discuss Planning Board recommendation that the Special Exception language to the Shoreland Zoning Ordinance be brought to the Town voters.

Kim updated the Board that the Planning Board had met with Erica Bufkins from AVCOG to discuss amending the Shoreland Zoning Ordinance to add the special exception language. Kim stated that after discussing this with Erica, the Planning Board all agreed that this should be brought to the voters for a vote. Zach Flechtner thanked the Selectmen for all of their help with this. The Selectmen agreed to move this forward. Kim stated that she would let Erica know and start working on the next steps. Selectman Millard asked what that would be. Kim explained that they would arrange for an informational meeting with the Planning Board, then update the Ordinance with the amendments, schedule a public hearing on the proposed amendments, and then if the Selectmen agree to then hold a special town meeting calling for a vote on the amendments. Selectman Oickle stated that sounded like a good plan. Zach Flechtner thanked everyone again. Kim stated that she would keep everyone updated as this moves forward.

D. Updated from Selectmen Oickle regarding Broadband Meeting

Selectman Oickle stated that he attended the Broadband Meeting in Bethel. Selectman Oickle explained that a lot of the conversation centered around when the installation would be completed and they have spent a lot of time in Bethel and Newry, Newry because they have a lot of underground cable. Selectman Oickle stated that they are presently outfitting Woodstock and Greenwood with Greenwood being online in September, but they said there were no guarantees. Selectman

Oickle stated that they will not connect people until they have all of the work completed in Greenwood. Selectman Oickle stated that once the Town is complete, they will send out letters to everyone who is eligible. Chair Chapman stated that when we get that letter and call to set up service we have to tell them we are in a special program called PEM. Selectman Oickle stated that was a big discussion as they know everyone's address so why our residents have to ask for the special program pricing and questioned why it couldn't be offered automatically. Selectman Oickle stated that they were not going to inform current subscribers just new subscribers of the PEM program. Selectman Oickle explained that if a current subscriber contacts them to complain or inquire about the reduced rate then they will offer them the PEM program. Selectman Oickle stated that didn't make any sense as we are going to tell people who are current subscribers to call them. Selectman Milliard asked if the goal was to have the Town of Greenwood completely hooked up by the end of September. Selectman Oickle answered yes, that Firstlight was pretty emphatical that they would have Greenwood completed by the end of September. Selectman Oickle stated that one of the other things they are looking at is seasonal hookup opportunities. Selectman Oickle stated that from the main road, the advertisement states they will install up to 1000 feet to the house and that is not accurate it should be 500 feet to the house. Selectman Oickle stated that if there are say five houses in that area, they might soften that and go beyond the 500' and those situations would be reviewed case by case. Selectman Oickle stated that when they connect people they will be given a free router as Firstlight will need to report how the entire system is working to the Federal Government due to this being a partially Federal funded program. Selectman Oickle stated that they will be at our next area meeting in Newry to update us on all of the questions that we had.

E. Review and sign Corrective Municipal Release Deed for Crystal Bean, Map U07-7
The Board

Kim explained that Crystal Bean's Attorney sent this document for the Board to sign. There were two tax liens from the 1990's that were not properly discharged and the tax account has been paid current for several years. The Board reviewed the deed and signed it. Kim will get it back to the Attorney to get it to the Oxford County Registry of Deeds for recording.

F. Review and discuss proposal from DR Fournier Inc to repair/mark spaces of
Parking lot.

Kim explained that the parking lot is in need of crack sealing and painting on the lines. Kim explained that Al Lake received a quote of \$ 10,000 but she would like to get a second quote to know if the \$ 10,000 was a good deal. The Board agreed to have Kim get a second quote and update the Board at their next meeting.

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

Selectman Oickle motioned and Selectman Milliard seconded to go into Executive Session per 1 MRSA § 405 (6) (A) – Personnel matters. Vote: 3-0. Motion passes at 6:00pm.

Selectman Milliard motioned and Selectman Oickle seconded to come out of Executive Session per 1 MRSA § 405 (6) (A) – Personnel matters. Vote: 3-0. Motion passes at 6:15pm.

No decisions made or votes taken.

Item 13: Executive Session per 1 MRSA per § 405 (6) (A) – Personnel matters – Greenwood Codes Enforcement

Selectman Oickle motioned and Selectman Milliard seconded to go into Executive Session per 1 MRSA § 405 (6) (A) – Personnel matters. Vote: 3-0. Motion passes at 6:17pm.

Selectman Milliard motioned and Selectman Oickle seconded to come out of Executive Session per 1 MRSA § 405 (6) (A) – Personnel matters. Vote: 3-0. Motion passes at 6:35pm.

No decisions made or votes taken.

Item 14: Meetings and Events

Aug. 9th – Lakes Association Annual Meeting, 8:30am Legion
Aug. 11th – Week of Aug. 11th – Irish Neighborhood Bridge installation
Aug. 12th – Road Advisory Meeting, 3:00pm GTO
Aug. 18th – Planning Board Meeting, 5:30pm GTO
Aug. 19th – Selectmen's Meeting, 5:00pm GTO
Aug. 19th – G & W Meeting, 6:00pm Woodstock
Sept. 1st – Labor Day, Town Office closed.
Sept. 2nd – Selectmen's Meeting 5:00pm GTO
Sept. 3rd – FOAA Webinar Zoom, 4:30pm – 6pm, GTO
Sept. 7th – Planning Board Meeting 5:30pm, GTO
Public Hearing on proposed 7 lot subdivision
Sept. 15th – Area Selectmen's Meeting, Newry
Sept. 16th – Selectmen's Meeting, 5:00pm GTO
Sept. 22nd – Planning Board Meeting 5:30pm

Please check your calendars for November Meetings – Nov. 4th is election day.
November Meetings will be Nov. 5th and Nov. 18th.

Item 15: Adjourn - Having no further business, Selectman Milliard motioned and Selectman Oickle seconded to adjourn the meeting at 6:38pm. Vote: 3-0. Meeting is adjourned.