

GREENWOOD SELECTMEN'S MEETING MINUTES

August 8, 2023

5:00pm

Item 1: Call Meeting to Order - Chair Chapman called the meeting to order at 5:00 pm.

Item 2: Pledge of Allegiance

Item 3: Review and approve:

Expenditure Warrant # 5 - \$ 28,632.65 Covering period July 25, - Aug. 1, 2023

Expenditure Warrant # 6 - \$ 123,262.81 Covering period Aug. 2, - Aug. 8, 2023
Includes Voucher # 163 payable to MSAD 44 in the amount of \$ 104,976.00

The Board reviewed Warrant # 5 and Warrant # 6.

Selectman Milliard motioned and Selectman Oickle seconded to approve Warrant # 5 and Warrant # 6. Vote: 3-0. Warrants are approved.

Item 4: Review and approve minutes of July 25, 2023

The Board reviewed the minutes of July 25, 2023.

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

Item 5: Comments from the Public - None

A. Selectmen contacted outside of meeting – Selectman Oickle stated that he was contacted by Betsey Foster about concerns about one of her neighbors welfare. Selectman Oickle referred Betsey to the Town Office for the General Assistance Program.

Item 6: Open and Review Winter Sand Bids

Last year - \$ 7.00 per yard = \$ 17,500.00

2500 cubic yards of three quarter screened sand

The Board received two bids:

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

Poland Corp, \$ 11.50 per yard for ½ inch screened sand = \$ 28,750.00

Selectman Milliard motioned and Selectman Oickle seconded to accept the bid from RA Tibbetts Trucking for \$ 7.75 per yard totaling \$ 19,375.00. Vote: 3-0. Motion is approved.

Kim will contact Mr. Tibbetts to let him know his bid was successful.

Item 7: Update on Henry Brooks, Ambrose Brooks, and Art Henley

Kim stated that Joelle had an inspection of the Art Henley property scheduled for August 15th and an inspection scheduled for Henry Brooks for August 21st. Kim stated that Joelle would have written reports of each inspection available at the next Selectmen's Meeting on August 22nd.

Item 8: Review and sign 2023/2024 Tax Commitment paperwork

The Board reviewed and signed the tax commitment paperwork prepared by the Assessor. Kim stated that they would prepare the tax bills and mail them in a few days.

Item 9: Recap Area Selectmen's Meeting on Mahoosuc Housing Audit

Chair Chapman stated that she was not able to attend this meeting. Kim stated that it was an interesting meeting focused on the need for affordable housing in our region. Selectman Milliard stated that it was an interesting discussion and some of the things that he got out of that was they want the individual towns to look at their ordinances in order to make it easier for developers to come in and build affordable housing. Selectman Milliard stated that just because a Town changes their ordinances doesn't mean you will have a developer come in to build affordable housing. Chair Chapman stated it would be great if there was a way to direct some of the increased housing stock towards work force housing rather than short term rental housing. Selectman Milliard stated that Pat McCartney, Bethel Selectman stated at the meeting that the City of Bangor had recently started a program to give builders incentives to build affordable housing in their area. Selectman Milliard stated that Selectman McCartney reached out to Bangor for more information on their program but hasn't heard back from them. Selectman Milliard stated that might be something that we need to consider to get developers to come to our area. Kim stated that the lack of workforce in our area was also a concern and the Audit suggested that we might have to consider modular construction where the bulk of the building is built offsite in an area that has the available workforce. Selectman Milliard stated that this is a very complex problem. Kim stated that there was also the concern that how would we prevent someone for turning these properties into short term rentals. Chair Chapman stated that she had heard that there could be covenants to prevent owners from turning the property into a short term rental. Selectman Oickle stated that he was struggling with how this would impact our small Town negatively or positively. Selectman Oickle stated that they referenced the property on Main Street in Greenwood near the mill and on the water. Selectman Oickle stated that we would have to change our Shoreland Zoning Ordinance for that to take place and what would that say to all of our taxpayers on the water. Selectman Oickle asked for us to go thru all of that what do we really gain in the end. Selectman Oickle stated that he could see the Town changing the minimum lot size in the future. Selectman Milliard asked why wouldn't a developer be able to get what ever price the market would bear for a property and that is why this is such a complex issue. Selectman Oickle asked if we have anything right now that would allow tax incentives. Kim explained that we currently have nothing in place and did have a TIF (Tax Increment Financing District)

for Main Street but it has since expired. Chair Chapman explained that any new value in that district would be sheltered to be used for economic development in the district.

Selectman Oickle stated that the area Town Manager were going to get together for a follow up and report back to their Boards. Kim stated that was correct but she hadn't heard of a meeting date yet but would keep the Board posted.

Item 10: Review letter from Bicycle Coalition – BikeMaine will be riding in Greenwood on Saturday, August 26th – Greenwood Road and Vernon St.

Kim updated the Board about the BikeMaine event that will be happening in Greenwood on Aug. 26th. Selectman Milliard asked if Kim could post this on the Town's Facebook page to give our residents a heads up. Kim stated that she would spread the word.

Item 11: Update on Paving a portion of the Greenwood Road

Kim updated the Board that the Greenwood Road paving project was completed. She explained that there have been several folks that drove on the section of paved road have contacted the Town Office to complain that they had sticky tar on their vehicles and wanted to know what the Town would do about it.

Item 12: Review and sign Landowner permission for Alvin Yates to hunt/trap on Greenwood property off of the West Paris Road.

Kim explained that Mr. Yates requests this every year and they have never received any complaints. The Board agreed to grant Mr. Yates permission to hunt on the Town's property on the West Paris Road. Chair Chapman signed the paperwork. Kim stated that she would mail Mr. Yates a copy.

Item 13: Meetings and Events

Aug. 21st – Planning Board Meeting, 5:30 pm GTO

Aug. 22nd – Selectmen's Meeting, 5:00 pm

Aug. 23rd – Old County Road closed for Railroad Crossing repairs

Aug. 26th – Hazardous Waste Collection Day, 9:00 am, Bethel Transfer Station

Aug. 26th – Bike Maine – Greenwood Road and Vernon St. 8am to 4pm

Item 14: Adjourn - Having no further business, Selectman Oickle motioned and Selectman Milliard seconded to adjourn the meeting at 5:50pm. Vote: 3-0. Meeting is adjourned.