

**Town of Greenwood  
Planning Board Meeting Minutes  
Greenwood Town Office  
August 19, 2024**

Item 1: Call Meeting to Order

Present:

Eva Mills, Chair

Matt Mitchell, Vice Chair

John Kwoka

David Newcomb

Andrew Baker

Kim Sparks, Recording Secretary

Absent:

Joelle Corey, Codes Enforcement Officer

Item 2: Consider minutes of August 5, 2024

The Board reviewed the minutes of August 5, 2024.

David motioned and John seconded to approve the minutes as presented. Vote: 5-0. Minutes are approved.

Item 3: Old Business

A. Anthony Knowles Post Production, Map R21 Lot 044

113 Cross Road

Subdivision Application for a 5-Unit House – Determine if application is complete.

The Board reviewed the application. Fire Chief Ken Cole submitted a written statement and had no issues with the proposed subdivision. Mr. Iacobucci stated that he had submitted all of the items that the Board requested from the last meeting with the exception of the information about his well. He explained that he removed the cover off of the well to check under the lid and found that there was nothing noted there as he had hoped. Matt stated that he didn't think this would be an issue as this wasn't a land subdivision. John stated that he holds the opinion that this well should not be used for fire fighting and if his guests ran out of water it would be on the property owner. Mr. Iacobucci stated that he reached out to area well drilling companies to see if any of them had any record of the well. He stated that they didn't have any information on his well and said they could come run a test at a cost of \$ 800-\$1,000.00. Tony stated that he also checked with the State of Maine, and they didn't have any information on his well.

John stated that not knowing what the flow rate is of the water isn't an issue with this application and he stated that Tony had done his due diligence in trying to find the information on the well. Andrew stated that the way he reads this it isn't with the well and that is reads that it should be submitted by the well driller or hydrologist familiar with the area, not just with a particular well. Andrew stated that he doesn't think that Tony has to prove anything to his particular well. John suggested that under number 28 that instead of it saying waiver put

not applicable – NA and then under waiver requested for number 18 to put not requested. Tony stated that he would make those updates.

John motioned and Matt seconded that the application submitted is complete. Vote: 5-0.

Matt stated that their next step once the application is deemed complete is for the Board to approve the submission for the subdivision. Matt asked if everyone was ready to approve the submission or if the Board wanted time to consider. Chair Mills asked if the Board needed to have a site visit. Andrew stated that he doesn't need to do a site visit as the Fire Chief reviewed everything and says that from a safety standpoint everything is fine. Chair Mills stated that the Fire Chief had a suggestion in his letter to us. David stated that the letter just suggests that a T is installed in the parking area that would allow for a fire truck to turnaround. Tony stated that Chief Cole was happy with the parking area and suggested that he add a T at the bottom for turning around.

Andrew asked Kim what was required to notify all of the abutters. Kim explained that if the Board wanted to hold a public hearing, the Town would be required to notify all of the abutters by certified mail. Andrew asked if that all has to happen before this can be approved. Kim stated that holding a public hearing is at the discretion of the Planning Board. Matt stated that he would be fine to have a public hearing and offer the abutters the opportunity to comment. Matt stated that he thinks this would be prudent and the right thing to do. Chair Mills stated that it will take 10 days to get the notices run. Kim stated that there is enough time to have the Hearing at their next meeting on Sept. 9<sup>th</sup>. Chair Mills asked how many abutters were there. Kim stated that there is a list of six of them in the application.

David asked if all of this work has been completed. Tony stated that he had started on the unit in the basement but that has not been completed and he hasn't decided yet if he is going to make the farmhouse into two units.

Matt motioned and David seconded to hold a public hearing on this project on Monday, Sept. 9<sup>th</sup> at 5:30pm. Vote: 5-0. Kim will get the notices posted and mailed.

Item 4: New Business - none

Item 5: Admin Issues

- A. Next Meeting Date, Sep. 9<sup>th</sup> - Public Hearing at 5:30pm  
The Board agreed that they would review the draft LD2003 at the next meeting.

Item 6: Adjourn – Having no further business, John motioned, and Matt seconded to adjourn the meeting at 6:20pm. Vote: 5-0. Meeting is adjourned.