

GREENWOOD SELECTMEN'S MEETING MINUTES

August 22, 2023

5:00pm

Item 1: Call Meeting to Order - Chair Chapman called the meeting to order at 5:00 pm.
Roll Call: Chair Amy Chapman, Selectman Milliard, Selectman Oickle, Town Manager, Kim Sparks

Residents: Ann Litchfield, June McCartney, David Gaudreau, Mark and Theresa Doherty

Item 2: Pledge of Allegiance

Item 3: Review and approve:

Expenditure Warrant # 7 - \$ 46,167.85 Covering period Aug. 9 – Aug. 14, 2023

Expenditure Warrant # 8 - \$ 208,236.19 Covering period Aug. 15,– Aug. 21, 2023
Includes Voucher # 213, Payable to the Oxford County Treasurer, \$ 194,623.00

The Board reviewed Warrant # 7 and Warrant # 8.
Selectman Milliard motioned and Selectman Oickle seconded to approve Warrant # 7 and Warrant # 8. Vote: 3-0. Warrants are approved.

Item 4: Review and approve minutes of August 8, 2023

The Board reviewed the minutes of August 8, 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

A. Ann Litchfield stated that Cuddles had been found. Cuddles was hiking with her owners near Overset Pond and was separated from her owners. It has been over 5 days that Cuddles was missing, so we are all thrilled that Cuddles is back home.

B. Selectmen contacted outside of meeting – No contact.

Item 6: Update on Henry Brooks, Ambrose Brooks, and Art Henley

Chair Chapman asked if Joelle would be joining us. Kim explained that Joelle was not able to attend as she is working her other job.

Henry Brooks – Kim gave the Board copies of the inspection report completed by Joelle Corey on Monday, August 21, 2023. Copy attached.

Kim stated that Joelle has noted updates on her report are written in blue. Kim stated that Joelle's updates stated that there are several areas of the property that are too wet to remove items from. Selectman Milliard stated that the items that Joelle has indicated that are too wet for removal - has she given an indication as to when she

might reinspect. Kim stated that in an email, Joelle stated that she would be going back to inspect the second week of September. Chair Chapman stated that the letter to Henry gives cleanup deadlines of October 31st and November 30th.

Abutter, Ann Litchfield stated that she would like to thank the Select Board and Joelle for moving on this situation. Ms. Litchfield stated that she thinks this is an ongoing situation that needs to be monitored. Ms. Litchfield explained that she has been at a couple of the Boards meeting and the last meeting she attended was back in July. Ms. Litchfield explained that after that meeting in July, her neighbor got really aggressive to the point that he was revving his truck engine so loud that she could hear it in her house. She explained that he was yelling and screaming at her thru the trees. She explained that his behavior bothers her and she feels threatened. She explained that the State of Maine says she should not feel threatened in her home so she had to call the police. She stated that by the time the police responded her neighbor was no longer doing anything. She stated that the police told her to call them if he should do it again. Chair Chapman asked if the police make contact with him at all. Ms. Litchfield answered no and that it hasn't happened again. Ms. Litchfield explained that it makes her uneasy to be in her home that she has lived in for 40 years and she should be able to feel safe there. She stated that she didn't want to come to meetings, feels it is important to attend these meetings, but she shouldn't have to worry about threats. Ms. Litchfield stated that she understands this issue is happening all over the State with folks living in campers without plumbing. Ms. Litchfield stated that she understands that some can't afford a place to live. Chair Chapman stated that this seems to be their solution to homelessness. Ms. Litchfield asked if that was a solution and if Greenwood wanted to be the place for homeless people to stay in dilapidated camper trailers with no plumbing. Chair Chapman agreed that this is not a solution.

Selectman Oickle asked if the Brooks' properties abut Ms. Litchfield. Ms. Litchfield stated that the land that Mr. Brooks' has a dump does abut her property and the other situation does abut at the beginning of her driveway. Selectman Oickle stated that these are the areas that Joelle is monitoring and the Board will ask for frequent updates. Ms. Litchfield asked if Ambrose was in compliance and approved by the Town. Kim explained that Ambrose has had a subsurface wastewater plan completed by a licensed site evaluator so the Town is waiting for him to submit this application. Kim explained that Ambrose told Joelle that he doesn't live at the property in the winter but that many of the abutters have told Kim otherwise. Ms. Litchfield stated that was not true, that Ambrose lives there year round.

Selectman Milliard stated that the Board has asked that at every single Selectmen's Meeting, the Board have an update from Joelle. Selectman Milliard stated that Joelle has been making repeated inspections and setting deadlines. Selectman Milliard stated that was a positive thing. Ms. Litchfield agreed. Selectman Milliard stated that the Board wants to make sure that this just doesn't fall thru the cracks and to give the abutters reassurance that the Board is not ignoring the situation. Ms. Litchfield stated that she can see that there has been some progress.

Selectman Oickle stated that the abutters are also a very important part of this process as they see things happening in their neighborhoods that we don't see. Selectman Oickle asked the abutters to keep in contact as the Town wants to resolve this. Ms. Litchfield stated that she understands but is trying not to agitate the guy at the end of her driveway as that really upset her.

Ms. Litchfield stated at the last meeting she attended she touched on the need to update the Greenwood ordinance to help prevent these issues in the future. Chair Chapman explained that when someone proposes a change to an ordinance, the ordinance review committee forms to consider all of the information, the amendments are taken to a Special Town Meeting or the Annual Town Meeting for a vote. Kim explained that the Selectmen might first send the proposed amendment to the Town Attorney to check the legality of the proposed amendment before turning it over to the Ordinance Review Committee. Ms. Litchfield asked if that was something that she should do. Chair Chapman answered yes, if Ms. Litchfield would like an ordinance amended that is what she would need to do. Ms. Litchfield asked if she would put this in a form of a letter to the Board of Selectmen. Chair Chapman answered yes.

Abutter, David Gaudreau asked if there is any explanation as to where all of the tires went. Kim stated that she hadn't heard and we just have from Joelle's inspection that $\frac{3}{4}$ of the pile has been removed. Mr. Gaudreau stated that he knows where the tires were taken and it wasn't done legitimately. Chair Chapman agreed that we should require receipts for all of the items that are being removed. Chair Chapman stated that they would ask Joelle to find out where these items are going and get copies of the receipts. Mr. Gaudreau asked what was happening at the property across the road from him. Selectman Oickle asked if there were any updates on that. Kim explained that they have applied for a building permit and just submitted a Subsurface Waste Water application. Selectman Oickle asked if that is all up to code. Kim explained that these applications have been submitted but have not been approved by the Town yet as Joelle had questions about their application. Kim explained it is her understanding that it is their intention to convert the construction trailer into a tiny home and will lease the land from Henry Brooks. Mr. Gaudreau asked if the people aren't living there why are the animals there. Chair Chapman asked if the animals are there all day. Mr. Gaudreau stated that she brings the dog in daily at 6:30 am and then picks it up after dark every night. Mr. Gaudreau stated that the chickens and geese are there around the clock.

Ms. Litchfield asked what will happen when these people try to live in these campers for more than sixth months.

Selectman Milliard asked if these new concerns be passed along to Joelle so she can add these to her discussions with Mr. Brooks. Kim stated that she would let Joelle know.

Abutter, Mark Doherty stated his concerns that Mr. Brooks has a large amount of land that he could dispose of a lot of these items. Kim stated that she was concerned about this as well and mentioned this to Joelle and maybe the Town needed a drone to help with these situations. Selectman Milliard stated that maybe this is something that Joelle could research. Chair Chapman stated that she knows that you can hire folks who

have drones and not have to have the Town purchase one. Chair Chapman asked if there were any regulations to having a drone. Mr. Gaudreau stated that they have to be registered.

Ambrose Brooks – Kim stated that the only update was that Ambrose was working on getting a Subsurface Waste Water plan.

Arthur Henley – Kim gave the Board copies of the inspection report completed by Joelle Corey on Tuesday August 15th. Copy attached.

Selectman Milliard thanked Joelle for the report and asked if it could be updated to include the last names of Art, Michelle, and Tony along with their mailing address. Kim stated that she would be glad to make those updates.

Item 7: Discuss issues with new pavement on the Greenwood Road

Kim gave pictures of the Greenwood Road that residents had sent her of the damage on the Greenwood Road. Chair Chapman stated that the pictures do show a lot of damage. Kim stated that the paving company will be meeting with Richie next week to get a closer look at the damage and get a plan to make repairs. Kim stated that she would keep them updated.

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

Kim asked the Board to sign an updated Tax Commitment as they had missed one residents' Homestead Exemption. The Board reviewed and signed the updated 2023/2024 Tax Commitment.

Item 9: Schedule Building Committee Meeting

Kim asked the Board if they had any dates that would work for a Building Committee Meeting. The Board agreed to schedule a meeting for Tuesday, September 26th at 5:00 pm.

Item 10: Comments from the Public - None

Item 11: Meetings and Events

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
Aug. 30th – Oxford County Budget Committee Caucus, 6pm, Lovell Town Office
Sept. 5th – Selectmen's Meeting, 5pm GTO
Sept. 11th – Planning Board Meeting, 5:30pm GTO
Sept. 12th – Greenwood Conservation Committee, 10am GTO
Sept. 18th – Planning Board Meeting, 5:30pm GTO
Sept. 19th – Selectmen's Meeting, 5pm GTO
Nov. 7th – Election Day 8am to 8pm GTO (will need to change Selectmen's Mtg date)

Item 12: Adjourn - Having no further business, Selectman Oickle motioned and Selectman Milliard seconded to adjourn the meeting at 6:04 pm. Vote: 3-0. Meeting is adjourned.