

**Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office – 5:30pm
September 8, 2025**

Item 1: Call Meeting to Order

Roll Call:

Matt Mitchell, Chair

John Kwoka, Vice Chair

Andrew Baker, Secretary

David Newcomb

Sarah Wood

Anne Kwoka, Code Enforcement Officer

Kim Sparks, Recording Secretary

Item 2: Consider minutes of July 7, 2025

Consider minutes of July 21, 2025

The Board reviewed the minutes. Member Newcomb motioned and Member Baker seconded to approve the minutes as presented. Vote: 5-0. Minutes are approved.

Item 3: Old Business

A. Greenwood Subdivision - Public Hearing
Intermontane Knoll Subdivision

Attendance: 11

New submissions: Driveway Declaration and Maintenance Agreement, Response to Road Commissioner, Response to Fire Chief

1. Chair Opens Public Hearing – Chair Mitchell opened the public hearing at 5:35pm.
2. Chair explains purpose of the hearing.
3. Chair explains procedures of the hearing.

Testimony presented should be related to factual information about the proposed subdivision and related submissions. Please state your name and connection to this proposed subdivision before speaking.

4. Opening statement and presentation from developer of proposed subdivision.

7 Lot proposed subdivision

Corner of Martin Road and Greenwood Road

Map R08-12.2, 9.5 acres.

PowerPoint presentation by Maureen MacGlone, from Fuss & O'Neill – copy of presentation attached.

5. Open hearing to comments, statements, information submissions, or questions in favor of the proposed subdivision.

Abutter, Lauren Favreau explained that she had purchased abutting property over a year ago in hopes of someday build their home there. She stated that this development has caused their plans to change. She asked what these homes might look like, were they

being marketed as second homes, or to locals. She explained that she would like to know if her family decides to keep their land, what type of neighborhood would they be setting themselves up to be part of.

Walker Shattenburg resides down the road from the proposed subdivision. He asked what was to prevent the lots on Greenwood Road from installing their own driveway culverts onto Greenwood Road and not being part of the subdivision road. Mr. Kniaz explained that the only lot that would not be on the subdivision road is the one lot on Martin Road. The remaining lots will all have to use the subdivision road.

Abutter, Denise Bissonett stated her concerns about severe flooding on her property with the heavy rains we have and is worried about how the clearing of these lots will impact her property.

Abutter, Jim St. Germain questioned if the property owner and/or engineers have even walked the land. He stated his concerns about taking 9.5 acres with an 800-foot road in, two retention ponds, 7 house lots, with driveways, wells, and septic systems and how this will impact and destroy the essential character of this property. Mr. St. Germain stated that the bulk of this lot is wet year-round and asked who is responsible for the road maintenance.

Abutter, Ron Bissonett stated his concern for his well as it is 150 yards from this proposed subdivision. Mr. Bissonette explained that he just had his water tested before the subdivision was approved and will be checking it as the subdivision is built. Mr. Bissonnet explained that he has walked on this property for over 50 years and it has always been wet.

Chair Mitchell asked the Board if they had any questions. Having none, the public hearing was closed at 6:15pm.

Chair Mitchell stated that they have completed the public hearing for the preliminary plan. The Board reviewed the Driveway Declaration and Maintenance Agreement, Response from the Road Commissioner, and Response from the Fire Chief. Mr. Kniaz stated that he would be willing to work on a long-term operation and maintenance plan for Intermontane Knoll and to update the shared driveway declaration.

Member Baker motioned and Member Wood seconded to accept the Subdivision Plan as submitted with the following items needed: 1. Updated driveway and road maintenance agreement; 2. Maintenance plan which includes a water retention plan. Vote: 5-0. Approved.

Item 4: New Business - None

Item 5: Admin Issues - None

Item 6: Adjourn - Having no further business, Member Newcomb motioned, and Member Wood seconded to adjourn the meeting at 6:45pm. Vote: 5-0. Meeting is adjourned.