

**Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office
September 9, 2024**

Join Zoom Meeting

<https://us02web.zoom.us/j/89491212025?pwd=VjE4UnlFQTJldWVlQjY4dUpvTVZBQT09> Meeting ID: 894 9121 2025 Passcode: 656917

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

Vice Chair Matt Mitchell chaired the meeting.

Attendance: Tony Iacobucci, Georgia Gould, Walker Shattenburg, Brian Letourneau, and 1 Zoom participant...mpkil.

Item 2: Consider minutes of August 19, 2024

The Board reviewed the minutes. David motioned and John seconded to approve the minutes as presented. Vote: 5-0. Minutes are accepted.

Item 3: Open Public Hearing

Anthony Knowles Post Production, Map R21 Lot 044
113 Cross Road
Subdivision Application for a 5-Unit House

A. Public Hearing - At 5:32 pm, Vice Chair Mitchell opened the public hearing.

1. Overview of Project – Property owner Anthony Iacobucci stated that this is the old Cross Farm built in 1910, he purchased it in 2016 and has renovated the old farmhouse. Tony explained that he put two rental units in the barn and recently contacted Joelle for a permit to put a unit in the basement of the barn. Tony explained that the fifth unit that is part of this application would be to divide the farmhouse into two units making a total of five units. Tony explained that he hasn't decided for sure yet if he is going to divide the farmhouse. Tony explained that Joelle stated that he should have come to the Planning Board when the third unit was permitted but Joelle missed that and asked him to attend now.

Vice Chair Mitchell asked if anyone had any comments or questions on this project.

Vice Chair Mitchell asked Andrew if he was sitting as a board member or as an abutter. Andrew answered that he would remain as a board member.

Vice Chair Mitchell asked if the Planning Board had any more comments or questions on this application. Vice Chair Mitchell stated that at their last meeting that they deemed the application complete, and that John had suggestions on the wording on a couple of the application questions. Tony stated that he would get those updated but wanted to wait until after this hearing in case there were other changes made. Vice Chair Mitchell asked Tony to submit the updated application to Kim.

Item 4: Close Public Hearing – Having no further comments or questions, Vice Chair Mitchell closed the public hearing at 5:36pm.

Item 5: Old Business

A. Anthony Knowles Post Production, Map R21 Lot 044
113 Cross Road
Subdivision Application for a 5-Unit House

David motioned and John seconded to approve the subdivision for Anthony Knowles Post Production as presented. Vote: 5-0. Subdivision is approved.

Item 6: New Business

A. Georgia Gould, 7 Cemetery Rd.

Subdivision Amendment – Cross Brothers Property Subdivision, 1969
Ms. Gould would like to purchase a portion of Lot 9A to be combined with her adjoining lot 8A.

Georgia Gould was present to ask the Planning Board to approve an amendment to the Cross Brothers Property Subdivision dated 1969. Georgia explained that she would like to purchase a portion of a vacant lot that abuts her property. Georgia stated that she would like to purchase this property to give her a buffer and she would like to preserve the trees that are on this parcel. Georgia submitted a copy of the survey that she had done that shows how the vacant lot will be divided. Georgia owns lot 8A and would like to purchase a portion of lot 9A. Jere Poole owns lot 10A and lot 9A. Georgia explained that Mr. Poole's house is on lot 10A. The Board reviewed the survey. Vice Chair Mitchell asked if there was anything written by Mr. Poole. Eva stated that the Board would need something in writing from Mr. Poole. Kim asked if Georgia had a purchase and sales agreement. Georgia explained that she didn't as she wanted to make sure that the Planning Board approved of this amendment. John agreed that the Board would need something in writing from Mr. Poole that he agreed to the amendment. Andrew stated that this is most likely a simple, real estate transaction.

Vice Chair Mitchell stated that he also would like to see if there are any deed restrictions or prior subdivision covenants that would prevent the division of a lot. Kim stated that she would get copies of the deeds on Georgia's lot and Mr. Poole's lot to the Board. Georgia stated that she would reach out to Mr. Poole, ask him to sign a letter of intent, and get that to the Board as well.

Andrew motioned and John seconded to table this item at a future meeting to give time for copies of the deeds to be submitted and a letter from Mr. Poole. Vote: 5-0. Item is tabled.

Item 7: Admin Issues

A. Next Meeting Date? Sept. 16th or Sept. 23rd

The Board agreed to have their next meeting on Sept. 23rd.

Eva stated that would be her last meeting as well as Joelle's. Vice Chair Mitchell asked Kim to invite Joelle to that meeting as the Board would like to extend a thank you and best wishes to both Joelle and Eva.

B. Review Draft of LD 2003 – Vice Chair Mitchell stated that they would table this item until the next meeting as he had several questions that he hoped that Joelle could help answer.

Item 8: Adjourn – Having no further business, John motioned, and David seconded to adjourn the meeting at 6:30pm. Vote: 5-0. Meeting is adjourned.