

**Town of Greenwood
Planning Board Meeting Minutes
September 18, 2023**

Join Zoom Meeting

<https://us02web.zoom.us/j/89491212025?pwd=VjE4UnlFQTJ1dWVlQjY4dUpvTVZBQT09>

Meeting ID: 894 9121 2025

Passcode: 656917

Item 1: Call Meeting to Order – Chair Mills called the meeting to order at 5:30pm.

Present:

Eva Mills, Chair

Matt Mitchell, Vice Chair

David Newcomb, Secretary

John Kwoka

Kim Sparks, Recording Secretary

Absent:

Joelle Corey, Codes Enforcement Officer

Item 2: Review Minutes of August 21, 2023

Matt motioned and David seconded to approve the minutes as presented. Vote: 4-0. Minutes are approved.

Item 3: Old Business

A. Boyes Family Trust, Map U11 Lot 17, 43 Big Island Shores
Building permit application in the Shoreland Zone

1. Site visit completed on August 28, 2023 at 2pm with all 4 members attending.
2. Letter from Fire Chief, Ken Cole – copy attached.
3. Updated plans from Sebago Technics – Architect Ted Dickerson submitted a full-sized set of plans.

The Board reviewed the updated plans from Sebago Technics and the letter from Fire Chief Cole.

Chair Mills asked if anyone had any questions on the new submissions. Matt stated that the only question he had was if the applicant was going forward with the Phase 2. David asked if Mr. Dickerson had spoken with Joelle recently. David explained that Joelle had emailed the Board today saying that the permit is good for one year and if the applicants were not going to start Phase 2 for a bit, they might want to wait on getting the permit for that. Mr. Dickerson stated that the applicants are hoping to start Phase 2 within a year. Chair Mills asked if the applicants were going to start on both Phases. Mr. Dickerson stated that they want to go ahead with both Phases but not starting them simultaneously. Mr. Dickerson stated that Phase 1

encompasses all of the work within the Shoreland Zone and Phase 2 is outside of the Shoreland Zone but Phase 2 will not be started until later about the time that the Applicant will have to renew their permits. Mr. Dickerson stated that they will not be starting both this fall. He explained that they are shooting for 2024 within the window of the permit. John asked if they would then go for an extension. Mr. Dickerson stated they were hoping to not need an extension but it will all depend if they can get someone out there to do it.

David stated that he has heard that a lot of the contractors are booked for next year already. Mr. Dickerson stated that they have spoken to several people about the project but no one has committed to it yet. John stated that the contractors completing the dirt work have to be shoreland certified. Mr. Dickerson stated that he would make a note of that and make sure. Matt stated that part of this approval, the Board would need to have that confirmed.

Mr. Dickerson stated if they permit the entire project and starting the lake side portion of the project would that be considered a start for the entire project. David stated that would start the clock for a year as one project. Chair Mills stated that they can come back for an extension if they have completed a significant amount of the work. Matt asked if that extension would be for one year. Chair Mills stated that it was for 6 months. Matt stated his concerns that issuing both permits now would not give the Boyles enough time to get everything completed within the permit time frames. Matt suggested that Mr. Dickerson update the plans with a bubble around what would be phase 1 of the projects and then apply for phase 1 to be permitted and return when ready to move ahead with phase 2. David stated that phase 2 is actually outside of the shoreland zone area.

Mr. Dickerson stated that it sounds like the most reasonable thing to do is to bubble off everything that will be in the shoreland - what will be phase 1 and return for that approval. Mr. Dickerson stated that he would confirm that the landscaping firm is shoreland certified and will return with updated plans that will include a bubble around the shoreland area which will be phase 1. Matt asked if they will have a hearing at the next meeting as he would want to know about this if he was an abutter. The Board agreed to hold a public hearing at the next meeting on October 2nd. Kim stated that she would notify the abutters.

Item 4: New Business

A. None

Item 5: Admin Issues

A. Next Meeting Dates - Oct. 2nd and Oct. 16th

Item 6: Adjourn - Having no further business, the David motioned and Matt seconded to adjourn the meeting at 6:15pm. Vote: 4-0. Meeting is adjourned.