

**Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office
September 23, 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

David Newcomb

Kim Sparks, Recording Secretary

Joelle Corey, Codes Enforcement Officer

Absent:

John Kwoka

Andrew Baker

Item 2: Consider minutes of September 09, 2024

The Board reviewed the minutes. David motioned and Matt seconded to approve the minutes as presented. Vote: 3-0. Minutes are approved as submitted.

Item 3: Old Business

A. Georgia Gould, 7 Cemetery Rd.

Subdivision Amendment – Cross Brothers Property Subdivision, 1969

Submissions: Copy of Gould & Poore Deeds and signed Letter of Intent from Mr. Poole.

Mr. Poole was able to attend the meeting via zoom. Mr. Poole stated that Fedex was scheduled to deliver his signed letter of intent to the Greenwood Planning Board by 6:00pm today. Kim stated that the Fedex driver had phoned the Town Office to find out how late we were open today and that they would try to get to our office by 6:00pm today.

Ms. Gould explained that she was purchasing a portion of the abutting lot from Mr. Poole and that this was not considered a subdivision. Matt agreed and explained that this is just an amendment to the original subdivision. The Board reviewed the updated subdivision plan submitted by Ms. Gould.

Fedex delivered letter from Mr. Poole at 6:00pm.

David motioned and Matt seconded to approve the subdivision amendment as presented by Ms. Gould. Vote: 3-0. Chair Mills asked if Ms. Gould had a clean plan for the Planning Board to sign and have recorded at the Registry of Deeds. Ms. Gould gave a clean copy for the Board to sign. The Board signed the updated plan, and Kim will get it recorded.

B. Boyles Project – 43 Big Island Lane – Map U11-017

Ted Dickerson was present to represent the Boyles family. Ted explained that the Board had issued them permits previously for all of their projects that were within the 100' shoreland zone. He explained that the idea was to do it in two phases. He explained that they were never able to get a certified landscape company signed and scheduled to get the earth work completed. He explained that he was trying to come back and get that permit reissued as it had expired, and he would like to see about getting the garage permit. Joelle stated that she could issue the garage permit as it is not in the shoreland zone. Matt asked if they just needed an extension on their current permit. Joelle asked if they have a certified landscaper scheduled. Ted explained that they haven't. Joelle suggested that they not request an extension until they have someone as the extension would only be valid a year from the issue date. Ted stated that he would wait and return once they had someone scheduled.

Item 4: New Business

A. Birch Road Country Homes

Map U10-039-1

Preliminary Land-Use discussion on building 2 Condominium Buildings per Phase II of plan approved by Planning Board in 1987.

One 8-Unit Building and one 12-Unit Building in original approval were never built. One of the foundations was installed.

Paula Lamb was present representing the Condo Association. Paula explained she resides at the Condo's fulltime, is on their Board of Directors, and they have their annual meeting soon and she would like to ask the Planning Board some questions to prepare for their annual meeting. Paula explained that someone will ask about what their future options are for the condo property. Paula explained that the two most common questions are if the Association could sell a house lot off of their land or build out two more condo buildings. Paula explained that these two projects have not been put down on paper yet, that she just wants some input from the Board that she can pass on at their annual meeting. Paula asked what we all know at this moment, and she knows some but not all.

Matt asked Paula to let them know what information she knew. Paula asked that they discuss the house lot option first. Paula stated that they would have to have a lot that is 40,000 square feet, with a 150' diameter circle, and 150' of road frontage. She explained that they could only do one every five years unless they wanted to do a subdivision, they would have to take land out of tree growth and have an amended subdivision plan drawn up for the Planning Board to review. Paula stated that after talking with Main-Land about all of the requirements and paperwork to be completed they determined that there would be little profit.

Paula explained that one foundation was installed and then buried when not used. David asked if there was approval for the two buildings that were not built. Joelle stated that according to the recorded plans that two buildings were not approved. David asked when that was recorded. Joelle stated it was recorded in September of 1987. Paula stated that the septic system design was installed for all of the buildings, and it was stated on the plan. Kim supplied the Board with copies of the design completed in 1987.

Chair Mills asked if Paula had looked into the cost of removing this property from tree growth. Paula stated that she has reached out to our Assessor to get some estimates of what that would be. Paula stated that they also need to keep in mind about what was required for greenspace from the original approval. Paula stated that they also would need updated approvals from DEP. Joelle stated that the Town would need to review this as a Condominium under site plan review as this is not a subdivision. Joelle stated if they want to build these other two buildings, they will have to come to the Planning Board with the proposed meeting our current ordinances. Joelle stated that they would need to make sure the number of units fits on what ever land is left.

Joelle asked if there has been a feasibility study done to determine if these will sell if they are built. Paula stated that she was told that there would be some interest from the developers in the area. Joelle asked if once they are built would they sell. Joelle stated that she has seen condos that have ski in and ski out are selling but other units are not selling. David stated that the dream maker condos were actually cancelled due to not selling. Paula stated these are all good thoughts that will enter into the decision.

Matt stated that from the Planning Board perspective it has been so long that it would have to be resubmitted. Joelle stated that the new buildings would have to meet our current ordinance so whatever land it attributed to each unit would have to meet our current ordinance. Joelle stated that it is her opinion that this type of construction on this land has already been approved. Joelle recommended to the Board that they would want to see an inspection of those septic fields. David asked if the two buildings are tied into the field. Paula explained that they are not tied in, but the field was built large enough to accommodate all of the buildings. Matt stated that the inspection would determine if it was adequate for all of the buildings.

Joelle stated that the Association would need to look into the State laws on condominiums and our Board would most likely refer to the Town Attorney or to AVCOG. Paula stated that there is a lot of homework ahead of them but appreciated the Board's time. Joelle stated that they are happy to help but someone from the Condo Association would need to have someone review the ordinances and State laws.

Paula thanked the Board for their assistance.

Item 5: Admin Issues

A. Our thanks to Joelle and Eva

Item 6: Adjourn – Having no further business, David motioned, and Matt seconded to adjourn the meeting at 6:38pm. Vote: 3-0. Meeting is adjourned.