

**Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office
October 7, 2024**

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

Roll Call:

Present:

Matt Mitchell, Vice Chair

John Kwoka, Secretary

David Newcomb

Andrew Baker

Kim Sparks, Recording Secretary

Election of Officer's:

David motioned and Andrew seconded to nominate Matt Mitchell as Chair. Vote: 3-0. Matt Mitchell voted in as Chair.

David motioned and Andrew seconded to nominate John Kwoka as Vice Chair. Vote: 3-0. John Kwoka voted in as Vice Chair

David motioned and John seconded to nominate Andrew Baker as Secretary. Vote: 3-0. Andrew Baker voted in as Secretary.

Chair Mitchell introduces Sarah Wood who is interested in joining the Planning Board.

Sarah explained that she was interested in becoming a Planning Board member but wanted to observe at a meeting before the next steps.

Item 2: Consider minutes of September 23, 2024 – The Board reviewed the minutes. David motioned and John seconded to approve the minutes as written. Vote: 3-0 with Andrew abstaining as he was absent from that meeting. Minutes are accepted as presented.

Item 3: Old Business

A. Georgia Gould, 7 Cemetery Rd.

New Plan from her surveyor to be signed by Planning Board for recording at Registry of Deeds

Chair Mitchell asked the Board to sign the updated subdivision amendment plans for Georgia Gould.

Kim explained that these plans are a larger size (required by the Registry of Deeds) than what the Board signed at their last meeting and the plans also have the needed raised seal from the Surveyor. Andrew asked if there was anything that happened at the last meeting that would prevent the Board from signing the updated plan. Chair Mitchell answered no, that at the last meeting the Board received a Letter of Intent from the seller that he approved of this amendment and was working with Ms. Gould to sell her a portion of his property. Chair Mitchell explained that the Board reviewed the deeds and there were not any covenants that would preclude this project. John stated that there is no longer going to be a lot 9, as lot 9 is going to be divided and

going from three pieces of property to two pieces. The Board signed and dated the plan. Kim will contact Georgia to come pick up the plan and get it recorded with the deeds at the Registry.

Item 4: New Business

A. Clarissa Finks Map U10-087-3

Preliminary Land-Use discussion on her options with this lot. The survey shows the possibility of a subdivision and she has questions if she could build a multi-unit building on this lot.

Clarissa introduced herself and explained that she was interested in purchasing this property but had questions for the Board. Clarissa explained that she was given a copy of a subdivision plan for 2005, but Kim told her that this plan was never submitted to the Planning Board at that time, so it was never approved. Clarissa stated that she understands that a Site evaluation would need to be redone along with everything else. Clarissa asked if based on these old documents is this still a reasonable plan. David stated that one of the keys things is going to be septic. David explained that he lives on Beech Road and that on the side of the road it may be illegal to install septic based on State law because the land is too steep. David stated that he thinks that 15 % grade is the max so that is something that she should check into. Clarissa explained that the previous site eval was done by a Darryl Brown back in 2005. David stated that Main-Land completed that. Clarissa stated that she has walked the property, that the property goes down from Beech Road but then seems to level out. Clarissa stated that she wasn't able to find all of the pins. David explained that the rules on Septic are statewide and is something that she would want to verify. Clarissa stated that the plans only show two proposed leech fields, and one is over the property line. David stated that he believes that it is on the Condo property.

David also stated that she should check the location of the Condo's wells and septic is on their property in relation to where this lots proposed septic and wells can be placed. John asked if it is currently one lot and are you proposing three lots. Clarissa stated that she is asking if the proposal done in 2004 that was never submitted to the Board, is that plan still feasible. Clarissa explained that she is trying to determine if she should move forward to purchase this property. Clarissa stated she isn't sure if they will keep it one lot or two with single family homes with rentals.

Clarissa asked if this lots sits within the Mt. Abram subdivision as she wanted to know if their covenants were attached to this lot, but she didn't find anything in the deed. David stated that was a good question, but they didn't know the answer. Clarissa stated that maybe it just sits outside of the Mt. Abram area and isn't part of the shared water. Chair Mitchell stated that should be on the deed if it is part of the Mt. Abram subdivision. Clarissa stated that the site eval says that it is approved for 60 units. Chair Mitchell asked if it was the current owner who did that in 2005. Clarissa answered no, it was done by a former owner Beech Road, LLC. Clarissa explained that the current owner purchased from Beech Road, LLC and has never walked the land.

John stated for the sake of conversation we will call this a three-acre parcel, and you would like to consider dividing it into three one acre lots. Clarissa answered yes. John stated that she would need to make sure that there was adequate septic for each lot. Chair Mitchell stated that the plan shows the required 3 circles and shows the required square footage and setbacks. John stated that he doesn't think the Board can determine if these are buildable lots without update site evals. David stated that the plans only show two leech fields. Clarissa stated that was correct. David asked if lot 3 had a right of way. Clarissa stated that is also something that she would need to check the deed for. Chair Mitchell stated that the right of way would most likely be needed to be used for the road frontage requirement.

Clarissa asked the Board if they could place a six-unit condo on the 3 acres. John asked what she meant by a Condo. Clarissa answered that they would be attached buildings. Chair Mitchell explained that it would fall into different ordinances – it might fall under Site Plan Review and/or Subdivision. Chair Mitchell explained that those ordinances are all online.

Clarissa thanked the Board for their time and stated that she would need to research the deeds further for more answers. Clarissa stated that she wanted to know if the Board saw anything glaring that would prevent what was previously proposed and she would certainly check on the septic/leech field requirements.

B. Nick Bartlett
Map U01- Lot 27, 28, 29
Corner of Main St. and Bird Hill Road
Preliminary Site Plan Review discussion

Nick was present to ask the Board what would be required for him to submit for a Site Plan application on installing a parking lot on his property. Nick explained that he would like to install a parking area where the barn used to be. Nick stated that the entrance would be coming from Rt. 26/Main Street, and he has been working with MDOT on that approval. Nick explained that he has the required site distance in both directions – toward Bethel is 900'.

Chair Mitchell asked if Nick could give the Board an update on what his plans were for the property. Nick mentioned that he would like to house people at his existing buildings on the property maybe for an event space that could be rented. Nick explained that he has a lot of work ahead of him to make this happen, but this would be one step closer to that goal. Nick explained that he has the entrance permit from MDOT to widen the entrance to 40'.

Nick stated that the Office gave him a Site Plan application to complete, and he thinks that a lot of the questions do not pertain to his project. Nick stated that he would like to know how many of those are not applicable. Nick stated that he needs to determine what is required of him so he can determine costs and timelines.

Chair Mitchell asked the Board if they needed more information so that we could give Nick some guidance. Nick stated that the area for the parking lot is about 150' x 125'. Chair Mitchell asked if Nick had any drawings or a site plan of the area. Nick stated that he didn't. Chair Mitchell asked if he could

maybe print something from Google earth and mark up the location of the parking lot or just do a sketch and that would be helpful to the Board. Nick stated that he could do that. John asked if this was just for the parking lot. Nick answered yes. John stated that he understands why Nick would question what is required or not as looking over the application he agrees that a lot of it is not applicable as there are not structures. Nick explained that he wants to put in a couple of lights, it will be a flat parking area with a base, gravel, and topped with crusher dust. Chair Mitchell asked if there were plans submitted to MDOT for the entrance permit and would any of that information be helpful for the Board to review. Chair Mitchell asked if there was any crossover from that project to this one. Nick stated that the Planning Board is more than welcome to look over it, that it is pictures of traffic, which came from a licensed person who would be able to put their professional stamp on it. Chair Mitchell asked Nick to go through the Site Plan application and check off what he thought would be required and then return to the Board and they could go through the list to determine what was required.

Item 5: Admin Issues

A. Review Draft of LD 2003 – tabled.

B. Discussion of how to handle Building Permit Applications

1. David Berry, 5 Lookout Mt. Lane, Map R05-12.8
16' x 24' Horse Paddock

The Board reviewed the application. The Board called Mr. Berry to ask him what was the 70' x 100' structure that was noted on his application that he was building. Mr. Berry explained that was the horse paddock – a pasture area. He explained that the horse shelter was 16' x 24'. The Board asked that the 70' x 100' be removed from the application as a permit wasn't required for a pasture area. The Board agreed to issue the permit for a 16' x 24' shelter. Fee = \$ 38.40

2. Dennis & Erin Cutting, U06-12A1 & 12A2
Request for 2 dock permits

It was determined that Dennis and Erin Cutting didn't own any land along the shoreline, so the Town is unable to issue them a dock permit. Kim will contact them and let them know that they need to contact Inland Fisheries and Wildlife.

Item 6: Adjourn – Having no further business, David motioned, and Andrew seconded to adjourn the meeting at 6:45pm. Vote: 4-0. Meeting is adjourned.