

# Annual Town Meeting Warrant

May 16, 2026

For Year 2026/2027

July 1, 2026, to June 30, 2027

Oxford, ss

State of Maine

To: Gary Fuller, a resident of the Town of Greenwood in said County of Oxford, State of Maine.

**Greetings:** In the name of the State of Maine, you are hereby directed to notify and warn the inhabitants of the Town of Greenwood, qualified by law to vote in said town, to meet at the American Legion, Jackson Silver Post, 595 Gore Road, Greenwood on May 16, 2026 at 9 o'clock in the morning to act on the following articles to wit:

**Article 1:** To elect a **Moderator** by written ballot to preside at said meeting.

**Article 2:** To elect a **Selectman, Assessor and Overseer of the Poor** by written ballot for a **three-year term** starting July 1, 2026.

## Stipend Article

**Article 3:** Shall the Town vote to accept the following stipend for the Board of Selectmen for the ensuing year?

**Selectmen, Assessors and Overseers of the Poor**

\$ 200.00 per month for each Selectman

## Expense Budget Articles

**Article 4:** To see what sum of money the Town will vote to raise and appropriate for the **Administrative Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 397,300.00**

**Article 5:** To see what sum of money the Town will vote to raise and appropriate for the **Codes/Planning/Assessing Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 53,860.00**

**Article 6:** To see what sum of money the Town will vote to raise and appropriate for the **Community Safety Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 17,300.00**

**Article 7:** To see what sum of money the Town will vote to raise and appropriate for the **General Services Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 14,132.00**

**Article 8:** To see what sum of money the Town will vote to raise and appropriate for **Facility Maintenance and Repair**.

Selectmen & Budget Committee recommend a total of:

**\$ 100,000.00**

**Article 9:** To see what sum of money the Town will vote to raise and appropriate for **Facility Utilities**.

Selectmen & Budget Committee recommend a total of:

**\$ 40,000.00**

**Article 10:** To see what sum of money the Town will vote to raise and appropriate for **Park Maintenance**.

Selectmen & Budget Committee recommend a total of:

**\$ 6,500.00**

**Article 11:** To see what sum of money the Town will vote to raise and appropriate for the **Recreation Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 2,500.00**

**Article 12:** To see what sum of money the Town will vote to raise and appropriate for the **Fire & Rescue Department Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 174,000.00**

**Article 13:** To see what sum of money the Town will vote to raise and appropriate for the **G & W Transfer Station Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 151,670.00**

**Article 14:** To see what sum of money the Town will vote to raise and appropriate for the **Highway Department Budget**.

Selectmen & Budget Committee recommend a total of:

**\$ 837,050.00**

**Article 15:** To see what sum the Town will vote to raise and appropriate for minimum maintenance and for liability insurance for East **Twitchell Pond Road**.

Selectmen & Budget Committee recommend a total of:

**\$ 10,000.00**

**Article 16:** To see what sum the Town will vote to raise and appropriate for **Capital Improvements** to Greenwood Road.

Selectmen & Budget Committee recommend a total of:

**\$ 350,000.00**

**Article 17:** To see what sum the Town will vote to raise and appropriate for **Abatements**.

Selectmen & Budget Committee recommend a total of:

**\$ 2,500.00**

### **Reserve Account Articles**

**Article 18:** To see what sum of money the Town will vote to raise and appropriate for the **Reserve/Savings Accounts**.

Selectmen & Budget Committee recommend a total of: **\$ 234,500.00**

**\$ 75,000.00** – Highway Equipment Reserve

**\$ 75,000.00** – Fire Dept. Equipment Reserve

**\$ 34,500.00** – Revaluation 2027

**\$ 50,000.00** - Fire Dept. Building Reserve

### **Revenue Budget Article**

**Article 19:** To see what sum of money the Town will vote to raise and appropriate from the Non-Property Tax Revenue Budget for the articles approved in Article 4 through Article 18 inclusive and the remainder to be raised by property taxation. This Article includes \$ 150,000.00 to be appropriated from undesignated surplus.

**Recommendation:** Amount recommended to pass.

**\$ 683,775.00** to be appropriated from Non- Property Tax Revenue Budget; and the remainder to be raised by property taxation.

## Ordinance Articles

**Article 20:** Shall the Town vote to enact the proposed amendments to the Town of Greenwood Shoreland Zoning Ordinance:

| LAND USES   | DISTRICTS |    |     |     |     |
|---|-----------|----|-----|-----|-----|
|   | SP        | RP | LR  | LC  | GD  |
| 15. Principal structures and uses<br>A. RP – One family residential<br>B. LR, LC, GD - One and two family residential | no        | PB | CEO | CEO | CEO |

**G. Special Exceptions.** In addition to the criteria specified in Section 16(D) above, excepting structure setback requirements, the Planning Board may approve a permit for a single-family residential structure in a Resource Protection District provided that the applicant demonstrates that all of the following conditions are met:

(1) There is no location on the property, other than a location within the Resource Protection District, where the structure can be built.

(2) The lot on which the structure is proposed is undeveloped and was established and recorded in the registry of deeds of the county in which the lot is located before the adoption of the Resource Protection District.

(3) All proposed buildings, sewage disposal systems and other improvements are:  
(a) Located on natural ground slopes of less than 20%; and

(b) Located outside the floodway of the 100-year flood-plain along rivers and artificially formed great ponds along rivers and outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps; all buildings, including basements, are elevated at least one foot above the 100-year flood-plain elevation; and the development is otherwise in compliance with any applicable municipal flood-plain ordinance. If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the 100-year flood-plain.

(4) The total footprint, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance.

(5) All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body, tributary stream or upland edge of a wetland to the greatest practical extent, but not less than 75 feet, horizontal distance. In determining the greatest practical extent, the Planning Board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the flood-plain, and its proximity to moderate-value and high-value wetlands.

**Article 21:** Shall the Town vote to enact the proposed amendment to the Town of Greenwood Land Use Ordinance:

**Sec. 7. Size of Lot**

**A. Lot of Record.** It is the intent of this Ordinance to promote land use conformities, except those nonconforming conditions that existed before the effective date of this Ordinance and that existed prior to March 1, 1980, shall be allowed to continue, subject to the requirements set forth in this section. ~~No building shall be constructed upon, or manufactured housing moved to a lot with an area of less than 40,000 square feet. All lots shall be able to accommodate a circle having a diameter of 150 feet.~~

## **Business Articles**

**Article 22:** Shall the Town vote to authorize the Board of Selectmen, on behalf of the Town, to join with other participating municipal and quasi-municipal employers in a Multiple Employer Welfare Arrangement for the provision of employee health benefits, as authorized by 24-A M.R.S.A. § 6601 et seq., said Arrangement to be known as the "Maine Municipal Employees Health Trust" (Health Trust); and for that purpose and in consideration of the mutual covenants and agreements among participating employers, to authorize the Board of Selectmen to enter into a Participation Agreement on behalf of the Town and take whatever other actions may be necessary. The authority granted herein shall continue until revoked.

**Recommendation:** Selectmen recommend the article to pass.

**Article 23:** Shall the Town vote to authorize the Board of Selectman, on behalf of the Town, to:

- a) Work towards designating the Finnish Picnic Grounds Parcel (the Parcel) Map R06-Lot 004, 18-acre lot on the West Paris Road owned by the Town of Greenwood, as a conservation and public common area with a formal name to be determined at a later time. Said Parcel will be subject to permanent conservation and public access and the Parcel will be protected from future development through:
  - (i) a Conservation Project Agreement with a State entity that awards the Town funding for stewardship,
  - (ii) a conservation easement, or
  - (iii) some other mechanism sufficient to permanently conserve the Parcel. The Parcel will continue to be owned by the Town and will be held and managed in perpetuity as a community property for the public's benefit.

- b) Apply, with assistance from Western Foothills Land Trust (WFLT), for funding under the Land for Maine's Future Program (and/or other relevant State, Federal and or Private programs) to cover costs for:
  - (i) applying for LMF funds,
  - (ii) developing and implementing the Project Agreement, and
  - (iii) maintaining the long-term stewardship of the Parcel.
- c) Partner with WFLT, with WFLT acting as an agent for the town, to develop a Parcel Stewardship Plan that will protect the ecology of the Parcel while providing public benefits such as open space and recreation areas over the long term.

**Recommendation:** Selectmen recommend the article to pass.

**Article 24:** To see if the Town will vote to set dates when taxes on Real Estate and Personal Property shall be due and payable and after which interest shall accrue.

**Recommendation: Two Installments/Payments**

First installment due, Tuesday, October 2, 2026,  
with interest starting on Monday, November 2, 2026.

Second installment due, Friday, April 2, 2027,  
with interest starting on Monday, May 3, 2027.

**Article 25:** To see if the Town will set a rate of interest to be paid after the due dates on delinquent taxes.

**Recommendation: Interest rate: 7%** - The maximum allowed by Joseph Perry, Treasurer of State (Title 36, M.R.S.A. Section 505.4)

**Article 26:** To see if the Town will set a rate of interest to be paid by the Town on abated taxes at 7% pursuant to (Title 36, M.R.S.A. Section 505.4)

**Recommendation:** Selectmen recommend the article to pass.

**Article 27:** To see if the Town will vote to authorize the Tax Collector to accept tax payments prior to the commitment of taxes.

**Recommendation:** Selectmen recommend the article to pass.

**Article 28:** Shall the Town vote to authorize the Selectmen to sell real estate acquired for non-payment of property taxes through a Maine licensed real estate agency as they deem advisable for the best interest of the town – per Maine law 36 M.R.S. 6 M.R.S. §943-C. The Selectmen may without auction or advertisement sell to the person or persons to whom a property was taxed at the time the property was acquired by the town, or to their heirs or assigns, such property for the amount of the accrued taxes, interest and costs within twelve months after foreclosure and shall deliver a municipal quit claim deed for such properties. Also, to authorize the Selectmen to keep any part or parcel thereof for municipal purposes and use.

**Recommendation:** Selectmen recommend the article to pass.

**Article 29:** To see if the Town will authorize the Selectmen and Treasurer, on behalf of the Town to sell or dispose of Town property, obsolete Town equipment and material on such terms as they deem proper.

**Recommendation:** Selectmen recommend the article to pass.

**Article 30:** To see if the Town will authorize the Board of Selectmen and Treasurer to enter into multi-year contracts necessary to provide services to the Town.

**Recommendation:** Selectmen recommend the article to pass. Services for the Town include but are not limited to assessing, ambulance service, banking, and rubbish removal.

**Article 31:** To see if the Town will authorize the Selectmen to accept on behalf of the Town, monetary gifts, and to appropriate said gifts to supplement the accounts specified by the benefactor.

**Recommendation:** Selectmen recommend the article to pass.

**Article 32:** To see if the Town will vote to authorize the Municipal Officers to make final determinations regarding the closing or opening of roads to winter maintenance pursuant to Title 23 M.R.S.A Section 2953.

**Recommendation:** Selectmen recommend the article to pass.

**Article 33:** To see if the Town will vote to authorize the Municipal Officers to make applications for, accept and expend on behalf of the Town of Greenwood all gifts, grants, or other funds as may now hereafter be available or forthcoming.

**Recommendation:** Selectmen recommend the article to pass.

Date: April 21, 2026

Greenwood Board of Selectmen

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s/Amy Chapman, Chair

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s/Norman A. Milliard, Selectman

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s/Robert Oickle, Selectman