

**Town of Greenwood
Planning Board Meeting Minutes
Greenwood Town Office - April 1, 2024**

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

Present:

Eva Mills, Chair

Matt Mitchell, Vice Chair

David Newcomb

Andrew Baker

Kim Sparks, Recording Secretary

Absent:

John Kwoka, Secretary

Joelle Corey, Codes Enforcement Officer

Item 2: Consider minutes of February 5, 2024

The Board reviewed the minutes.

David motioned and Matt seconded to approve the minutes as read. Vote: 4-0.

Minutes are approved.

Item 3: Old Business - None

Item 4: New Business

- A. Discussion with Erica Bufkins, Land Use/Transportation Planner for AVCOG Review amendments to Greenwood Land Use Ordinance to include State LD2003 requirements.

Erica from AVCOG attended the meeting to update the Board on the State of Maine requirement that we implement LD2003 into our current Land Use Ordinance. Erica and Kim gave a draft updated Land Use Ordinance that includes the required language from LD2003.

The Board had a lengthy discussion with Erica. The Board asked if she could work on language that would include a non-conformance clause and language that would include that one of the dwellings had to be owner occupied. Erica stated that she would get this information to us for our review in the next few days. She stated that several Towns have added these items to their ordinance as well. Matt asked if Kim could update their checklists once this is voted in. Kim stated that she would. Erica explained that if the Town doesn't have time to get this to our Annual Town Meeting in May, the law will still go into effect on July 1st. She explained that the Town would have to honor any permits under the State requirements until the Town has an ordinance ready for the Town to vote on. Kim stated that they would prefer it to be on the Annual Town Meeting Warrant but if it isn't ready it could go on a Special Town Meeting Warrant. The Board agreed that the ordinance still needs some work but were also in hopes to get this to the voters as soon as possible.

Item 5: Admin Issues

- A. Next Meeting Dates– May 6, 2024 & May 20, 2024 (If needed)
Annual Town Meeting, May 18, 2024 – 9am at Legion Hall.

Item 6: Adjourn – Matt motioned and Eva seconded to adjourn the meeting at 7:00pm.
Vote: 4-0. Meeting is adjourned.