

Town of Greenwood
Planning Board Meeting Minutes
May 15, 2023

Item 1: Call meeting to order - Chair Mills called the meeting to order at 5:00pm.

Item 2: Roll Call

Present:

Eva Mills, Chair

Matt Mitchell, Vice Chair

David Newcomb, Secretary

John Kwoka

Kim Sparks, Recording Secretary

Joelle Corey, Codes Enforcement Officer - absent

Item 3: Review Minutes of March 6, 2023

The Board reviewed the minutes of March 6, 2023. Matt motioned and David seconded to approve the minutes of March 6, 2023 as presented. Vote: 4-0. Minutes are accepted.

Item 4: Old Business

A. Twitchell Pond Overlook Subdivision Amendment

Paula Lamb and Rick Dunton were present to explained the proposed small amendments to the Twitchell Pond Overlook Subdivision plan. Rick explained that they original plan had the building envelopes staggered and they are finding that the owners would prefer to build right along Rowe Hill Road. The Board reviewed all of the proposed amendments on the updated plans. Matt asked if the easement was documented and recorded. Rick explained that the easement will be included in the deed description and recorded at the registry of deeds. Chair Mills stated that Joelle has no issue with these amendments. Chair Mills asked if there were any further questions.

Matt motioned and David seconded to approve the proposed amendments to the Twitchell Pond Overlook Subdivision as presented. Vote: 4-0. Motion passes. The Board signed the final plan of the proposed amendments to the Twitchell Pond Overlook Subdivision. Rick explained that he will get this recorded at the Oxford County Registry of Deeds and will get Greenwood a copy of it once is it recorded.

B. Cyrus Hamer & Kendra Surette, 513 Rowe Hill Road, Map U14-005

Site Plan Review

Property Plan and Cabin Plan for 513 Rowe Hill Road

Submissions:
Site Plan Application
Plan – C2.1 Site Plan
Plan – C2.5 Driveway Plan
Phosphorus Control Plan dated May 115, 2023
Letter from abutters Ken and Sharon Rogers
Response from Kendra to Ken and Sharon Rogers letter

Chair Mills asked if the applicants could explain their application to the Board. Kendra stated that they want to build three small cabins on their property on Rowe Hill Road. Kendra explained that there is currently an existing driveway that they will continue to use. She explained that the cabins are going to be built on metal posts instead of installing foundations so that they can keep the integrity of the ground. Kendra stated that their septic design has already been approved by the Town. She stated that the power is all set so the only thing left is the addition of these three cabins. Matt asked if they were updating the road. Kendra explained that they are just adding gravel to the road and that their contractor is certified in erosion control. Chair Mills asked if anyone on the Board had any questions.

Fire Chief, Ken Cole reviewed the documents and explained that he wanted to ask Cyrus and Kendra a few questions before he issues his letter to them. Chief Cole explained that he would like to address the road, the turnaround, and the water supply. Chief Cole stated that he hoped that the Planning Board would schedule a site visit to the property as he would like to attend. Chief Cole stated that Kendra and Cyrus would need to choose a name for their road. Chief Cole asked if they could put the unit numbers on the entry/road sign post so rescue crews can find them. Kendra stated that each unit will be numbered as well as a sign out at the entrance from Rowe Hill Road. Kendra stated that they wanted to widen the entry way to allow for rescue vehicle to access the property and asked what is the width that is needed. Chief Cole asked how big is the current culvert at the roadway. Kendra stated that it is a 16' culvert. Chief Cole explained that the current entrance works if entering from the Greenwood Road but doesn't work if entering from the Woodstock side of Rowe Hill Road. Chief Cole explained that if the entrance is not wide enough for those coming from the Woodstock side, the rescue trucks will have to go to the Greenwood Road and turnaround. He explained that this will take extra time and time is critical. Chief Cole explained that Rowe Hill Road has no shoulder and has large ditches so it will be difficult for vehicles to swing in to their road unless the entrance is widened. Chief Cole stated that he didn't see a schedule on the road construction. Kendra stated that she would get a substrate breakdown from their contractor. Chief Cole stated that he is looking for a road that will support a vehicle that weighs 58,000 lbs.

Kendra explained that the cabins will be built on the left side of the existing driveway and then the septic systems will be installed beyond the cabins. She explained that they want to leave the trees that are on the right side of the road. Kendra stated that they are interested to hear if Chief Cole has a different idea on the turnaround. Chief Cole stated that the plans show a great turnaround at the end of their road which is appreciated but wondered if they would be willing to consider moving that turnaround to be between the 2nd and 3rd cabins – but

across the street. Chief Cole stated that if the land could provide for it in this new area would be a better solution for them to stage. Chief Cole stated that if they could develop a turnaround between site 2 and site 3 then they would not need to do the turnaround at the end of the road. Matt asked if this was a wish or a need. Chief Cole stated that it was a thought. Matt asked if Ken could show the Board what he is thinking. Chief Cole and the Board reviewed the turnaround plans. Kendra explained that they have the turnaround at the end of the road so that there would be proper access to the last unit but if it is beneficial to have it moved to the middle, they would be willing to check into that. Chief Cole asked if there was a wet area anywhere on site that they could draw water from if needed. Cyrus explained that they will be installing a drilled well for all three cabins. Chief Cole asked if there was going to be one septic system for all three. Kendra explained that there will be three septic tanks and one drainage field. Kendra explained that there is a small stream on the property but doesn't believe that it will supply the Fire Department with any water if needed. David asked if the Fire Chief would need a specific connection to hook up to a well. Chief Cole stated that he was trying to assess the site for water supply and they wouldn't hook up to a well as they would pull out all of the water and leave it dry. Chief Cole explained that the Fire Department will have to truck water in to the property. Chief Cole stated that this is another good reason to have a really good road as they will be trucking in water.

Chair Mills stated that she thinks the Board needs to schedule a site walk of the property. The Board agreed that a site visit was a good idea. John stated that they make sure that their plow guy doesn't fill the turnaround with snow in the winter. Chair Mills stated that the next Planning Board Meeting is scheduled for June 5th and would like to have the site walk done before that meeting. Matt stated that they should do it as soon as possible. It was agreed to do the site visit on Thursday, May 25th at 9am.

David asked if the septic lines have to go in prior to the storm water buffers being built. Kendra answered yes and that they would be the ones installing the buffers. Rick Dunton explained that the buffers are there to remove the phosphorous. Matt asked if the buffers are vegetation. Rick stated that the buffers use the vegetation to prevent all of the sediment and phosphorous from entering the lake. John asked if they were thinking of adding more cabins in the future, have they thought about where additional septic systems could be installed. Kendra stated that the current leach field will allow for expansion but they have no plans for expansion. Kendra explained that their plan is for people who use these three cabins, themselves, their friends, family and anyone else is to immerse themselves in nature. She explained that they definitely do not want them to be on top of one another and that is priority one for them. John stated that they have around 18 acres there and he just wondered if they had thought about plans for the future. Rick Dunton stated that there are several more locations that septic systems could go on the lot that would meet the State code.

Matt asked if there was any information on the small triangle piece of land that abuts the property. He stated that it looks like that parcel is landlocked. Cyrus stated that they don't have an answer for that. Kendra stated that Catherine Small owns that parcel and is only accessible via the pond.

Chair Mills asked if there were any further questions. David asked if they would review the application at their next meeting to determine if all items were submitted. Chair Mills stated that they would and they would also have had the site visit completed and would know from that if there were other items needed.

Item 5: New Business - None

Item 6: Admin Issues

Matt asked if Kim could note the next meeting date on the agenda. Kim stated that she would be glad to do that.

Item 7: Adjourn – Having no further business, Matt motioned and David seconded to adjourn the meeting at 6:25pm. Vote: 4-0. All in favor and meeting is adjourned.