

Town of Greenwood  
Planning Board Meeting Minutes  
October 17, 2022

Item 1: Call meeting to order – Vice Chair Becky Secrest called the meeting to order at 5:30pm.

Item 2: Roll Call

Present:

Becky Secrest, Vice Chair  
David Newcomb, Secretary  
Matt Mitchell  
John Kwoka

Kim Sparks, Recording Secretary

Absent

Eva Mills, Chair  
Joelle Corey, Codes Enforcement Officer

Item 3: Review Minutes of Sept. 19, 2022

The Board reviewed the minutes of Sept. 19, 2022. Matt motioned and David seconded to approve the minutes as presented. Vote: 4-0. Minutes are accepted.

Item 4: Old Business

- A. Joseph & Kathleen Sefchick, Map U11-002, 12 Coffin Lane  
Adding full basement under camp.

Joe explained that his foundation contractor met with him to go over the plans and suggested that Joe apply to install a full foundation under his camp and go up 3' more than having a crawl space. Joe said that he is here to discuss that option with the Board. Joe stated that they would not go any higher than what the Town regulation is of 35'. Matt asked if the basement was going to be for storage or if you call it a basement, because if it is a basement then we have to consider the Floodplain Ordinance. Joe stated that this will stay away from the waterline. Matt asked if the camp elevation for the first floor will still be the same. Joe stated that the contractors told him the maximum level that it would go up from the current ground level is three feet. Matt asked what the elevation would be of the basement. Joe stated that he thought it would 4-5 feet. Matt stated that he thought they were getting into the Floodplain elevation of 721.6 and the camp elevation is 726.5. Becky stated that it sounds like 5 feet at the max. Matt stated that it depends on how Joe uses that space it could require it be 1 foot about that elevation reducing it to 4 feet. Matt asked what the space would be used for. Joe explained that the space will be insulated, used for storage, and utility space for a furnace. Becky stated that her only concern is that the height of the proposed structure would be 36' and asked if this is in the guidelines. Matt stated that he thinks the ordinance is 35'. The Board asked Joe

to correct his application to 35' as allowed by the Town Ordinances. Joe changed his application from 36' to 35' for the maximum allowed height of his cabin. Joe stated that his contractors have assured him that they will be well below the 35'. David asked what is the current height of the existing structure. Joe stated that he thought it was 30' – Joe called his wife and she remembers the height being 27'. John asked what area was Joe measuring from. Joe stated that he measured from the peak to the ground. John asked if that measurement was from the peak to the sill plate. John asked if they would take the measurement from the highest part of the ground. Matt answered yes. John asked if Joe's plan was to raise the house as well as dig a hole for the basement. Joe answered yes.

Matt referred the Board to review the *Flood Plain Ordinance, Page 8, Article 6, Section L. Enclosed Areas Below the Lowest Floor*. The Board reviewed that section of the Ordinance. Joe stated that the proposed basement would not be occupied but used for storage. Becky stated that she would approve this as long as it is built within the confines of the 35' structure height requirement.

John asked if there were any elevation drawings done. Joe stated that he had submitted a copy of a survey. David asked if this is something that is going to get done this fall. Joe answered no, that it is planned for next year. Matt stated that they could say that the maximum height is not to exceed 35' and the and the lowest floor elevation of the basement floor has to be 1' above the floodplain level. Joe stated that he is agreeable to that. John stated that the excavator could dig down to the 722.6'. David said that was correct and would give a 4' and they would have enough room for 3' above ground. Joe stated that would work. Becky stated that this would have to meet: 1. The Floodplain Ordinance depth requirement, 2. The Shoreland Zoning Ordinance maximum structure height requirement of 35' – not to exceed 35' structure height.

John asked how they would be accessing this. Joe stated they would be installing a bulkhead to access it from outside. Joe stated that he has no plans of building a stairway from the main floor into the basement at this time.

Matt motioned and David seconded to approve the application with the applicant following the Floodplain Ordinance depth requirement, Article 6. Section L. Enclosed Areas Below the Lowest Floor and the Shoreland Zoning Ordinance, Section 15 Land Use Standards, B.2. Maximum Structure Height requirement 35' project not to exceed 35' in structure height. Vote: 4-0. Application is approved.

Item 5: New Business - None

Item 6: Admin Issues - next meeting scheduled for November 7, 2022 at 5:30pm. Kim let the Board know that there might be a subdivision application on the agenda.

Item 7: Adjourn - Having no further business, David motioned and Matt seconded to adjourn the meeting at 6:04pm. Vote: 4-0. Meeting is adjourned.