

Town of Arrowsic
Minutes of Planning Board Meeting
January 4, 2021 at ~ 7:00 PM
Video Conference via Zoom

Attending: Jennifer Geiger (PB Chair); Matt Caras (PB Secretary); Roger Heard (PB); Don Kornrumpf (PB); Vicky Stoneman (PB); Stan Lane (PB); Chris Wilcoxson (CEO); Mike Kreindler (former CEO).

Introduction of Chris Wilcoxson

Recently appointed Arrowsic Codes Officer, Chris Wilcoxson of Georgetown, was introduced to members of the Planning Board (and vice versa). Former Planning Board Chair and current member of the Select Board, Will Neilson, joined this portion of the meeting to meet Chris.

Approval of Minutes

The Board reviewed the Minutes of its December 7, 2020 Meeting. Upon motion to approve, which was seconded, the Board approved the Minutes of its December 7, 2020 Meeting (all voted in favor).

Galuzo/Inglehart Conditional Use Permit Application for New Driveway

Consideration of Conditional Use Permit Application for New Driveway (the "Application") by Benjamin Galuzo and Caitlin Inglehart (the "Applicants") on property owned by them (the "Property Owners") and located at the lot most likely to be known as 299 Bald Head Road, Arrowsic, Maine (Tax Map/Lot Number 2/7) (the "Property"). A portion of the Property, and the proposed driveway, is in the Shoreland Zone and the Shoreland District. One of the Property Owners and Applicants, Ben Galuzo, as well as observer Andrea Galuzo, were in attendance for this portion of the meeting.

It should be noted that, due to COVID-19 concerns as well as the holiday weekend, no official site walk occurred in connection with this Application. However, Planning Board members were encouraged to visit the site on their own with the Application materials that had been submitted. On January 1, 2021, at 10:00 AM, Geiger, Heard, Stoneman, Caras and Kreindler walked the site. Utilizing a sketch of the proposed driveway provided by the Applicants and dated 12-19-2020, members noted that: (1) the extent of the clearing necessary to connect the proposed driveway to Bald Head Road is unclear; (2) the turn onto the driveway from Bald Head Road onto the right-of-way and in turn onto the proposed driveway on the Property looks like it might be unsafe without considerable attention to contour, slope, banking, etc.; (3) there is a lack of clarity as to the location of culverts along the proposed driveway, which clarity is important due to the slope of the land from east to west and because the area to the east and west of the proposed driveway appears wet.

Subsequent to January 1, but prior to the meeting, the Applicants submitted additional materials in support of the Application, including a Sketch titled "REV 1 PROPOSAL ISSUED: JANUARY 2, 2021" (the "JAN 2 SKETCH"). The plan that is relevant to, and subject to the Planning Board's review of the Conditional Use Permit Application for New Driveway, is the JAN 2 SKETCH. There was discussion regarding the "Sweep Path," so-called, at the head of the proposed driveway as shown on the JAN 2 SKETCH, as well as the extent of the clearing in connection with the Sweep Path. The Applicant represented that clearing would be minimal, just to the south of a noticeable white pine with a base diameter of at least three feet. Upon motion, which was seconded, and it appearing that the Conditional Use Permit Application satisfies the provisions of Section 4.2.2 of the Ordinance, all Board members in attendance voted in favor of the motion approving the completeness of the Application.

The Applicant then presented the project as set forth in the Application and on the JAN 2 SKETCH. There was significant discussion regarding drainage, erosion control and the location of culverts along the proposed driveway. This need for this discussion was due in large part to the fact that: (1) There is considerable slope from the east of

the proposed driveway; (2) the area to the east and west of the proposed driveway appears wet; and (3) there is a well-pronounced natural "ditch" to the west of the proposed driveway that runs downward towards the shoreline. Reference is made to a letter to the Applicant from Tim Forester (PWS # 1933) of Atlantic Environmental LLC dated December 30, 2020, in which letter Tim Forester opines as follows: The natural "ditch" referenced in the preceding sentence is neither a stream under NRPA nor a tributary stream under Shoreland Zoning and thus no setback is required and the natural "ditch" is not regulated by Federal, State or Local authorities. The Applicant represented that water will be restrained to the east of the proposed driveway, passing under the driveway through two culverts. Both culverts are shown on the JAN 2 SKETCH; however, the Applicant noted that while the location of the southernmost culvert as shown is certain, the location of the northern culvert as shown may change. The area to the west of the southernmost culvert as shown appears to be satisfactory for absorption of water flowing through the culvert. However, this area to the west of the southernmost culvert must remain non-scarified forest. The Applicant represented that it would remain non-scarified forest. The Applicant also represented that erosion and sediment control will be utilized along the proposed driveway.

Approval of the proposed new driveway pursuant to the Conditional Use Permit Application for New Driveway is not, and shall not be construed as, approval of any clearing unrelated to the proposed driveway or any building area that is shown or referenced in any of the materials or plans submitted by the Applicants.

The Board then reviewed the ten factors set forth in Section 4.3 of the Ordinance. By unanimous agreement of its members, the Board made a positive finding that the proposed use satisfies the requirements of 4.2.3, including the requirement that the proposed use is in conformance with the provisions of Section 3.0 Performance Standards. The Board, on its initiative, imposed a condition on the Permit, to wit: At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface water. Motion was made, which was seconded, to approve the Application, subject to the condition described above. All Board members in attendance voted in favor of the motion.

The Permit for App # CU20-08-PB dated January 4, 2021 was issued.

Adjourned at about 8:25 PM.