

**Town of Arrowsic
Minutes of Planning Board Meeting
March 2, 2020 at 7:00 PM (Arrowsic Town Hall)**

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

Parker Application for a New Temporary Dock and Float

Consideration of Conditional Use Permit Application for New Temporary Ramp and Float by Atlantic Environmental c/o Tim Forrester (the "Applicant") on property owned by Craig Parker and Denise Parker (the "Property Owners") and located at 25 Preble Point Road, Arrowsic, Maine (Tax Map/Lot Number 6/11) (the "Property"). Attending on behalf of the Property Owner was Tim Forrester.

A site walk was taken on March 1, 2020; reference is made to the Minutes of Planning Board Site Walk on the Property on March 1, 2020 at about 12:30 PM. The Property, including the proposed new ramp and float, are within the Shoreland Zone and the Special Protection District.

The Applicant submitted materials in support of the Application prior to the March 1, 2020 site walk. At the meeting and pursuant to the request of the Board at the site walk, the Applicant submitted a revised cover letter to the Board to provide that the ramp and float will be stored "off-site in an upland location during the off-season."

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.

Tim Forrester, on behalf of the Applicant, then presented the project as set forth in the Application and supporting materials.

There was discussion about the setback of the ramp from the side property line. The Board noted that there is an inconsistency between the Application's representation that the ramp will be placed more than 25 feet from the property line and the measurement taken by the Board on the site walk, which measurement appeared to place the intended location of the ramp less than 20 feet from the property line. The Board stated that the Conditional Use Permit, if issued, will include a condition that the ramp will be located not less than 20 feet from the side property line. The Applicant acknowledged and agreed that he will comply with this condition.

There was also discussion about the path approaching the ramp. It was represented by the Applicant that there will be no clearing of trees or shrubs; rather, there will be some minimal trimming of shrubs (honeysuckle). The Board stated that the path cannot, pursuant to the Ordinance, consist of more than wood chips or some strategically placed natural, irregular stone. The Board was of the view that, given the slope, wood chips are not advisable; rather, some natural, irregular stone to serve as stepping stones would be more effective and desirable. It was noted by the Board, and acknowledged by the Applicant, that these stones will not rise to the level of full-blown steps or stairs.

It was represented and acknowledged by the Applicant that: (1) the ramp and float will be removed and taken off-site during the off-season for a minimum of 7 months; (2) the ramp will be located at least 20 feet from side property lines; (3) the path approaching the ramp will be not more than 4 feet wide, involve no clearing of trees or shrubs, and be constructed and maintained to prevent erosion by using erosion control material and some strategically placed natural, irregular stones; and (4) the ramp and float will not be used for commercial purposes, but rather the use will be residential in nature, such as kayaking, swimming and boating.

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 three conditions on the face of the Permit, to wit: "(1) At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface water; (2) the ramp shall be pinned to the ledge at a distance of more than 20 feet from the lot lines; and (3) the access path to the ramp from the upland shall use erosion mix for its base and natural stones for retaining so as to maintain as natural as possible an appearance while avoiding erosion on an ongoing basis."

The Permit for App # CU20-01PB dated March 2, 2020 was then provided to the Applicant.

Approval of Minutes

The Board reviewed the Minutes of its February 3, 2020 Meeting and made two revisions. The Board then approved the Minutes of its February 3, 2020 Meeting as revised (all voted in favor).

Citizens for Squirrel Point: Potential Squirrel Point Boathouse Improvement Project

As determined at the Board's February 3, 2020 Meeting, the Chair followed up with the Maine Municipal Association (Michael Stultz) regarding whether it is appropriate or advisable for the Planning Board to review this project. MMA advised the Chair that, if it is a federal project, the Town probably doesn't have jurisdiction; however, the question is whether this is a federal project. The Chair and MMA noted that at this point the Town has no reason to believe that the Coast Guard has asserted jurisdiction over this project.

On behalf of Citizens for Squirrel Point, Chris Brett said that the project has been presented to the Coast Guard, and that the Coast Guard has approved the project.

Chris Brett agreed to provide the Planning Board with a copy of the letter from the Coast Guard approving the project. The Board decided that it will defer further consideration of its approach with respect to this project until the letter has been received and reviewed.

Chris Brett also said that Army Corp of Engineers approval of the project has been obtained, subject to the condition that no work be done below the high water line.

Adjourned at about 9:00 PM.