

Town of Arrowsic
Minutes of Planning Board Meeting
April 3, 2023 at ~ 7:00 PM
Video Conference via Zoom

Attending: Jennifer Geiger (PB Chair); Roger Heard (PB); Vicky Stoneman (PB); Joe Bonnett (PB alt); Chris Wilcoxson (CEO); Mike Kreindler (resident and former CEO); Karin Sadtler (resident)

Approval of Minutes

The Board reviewed the draft Minutes of its March 6, 2023 Meeting. Upon motion made by Roger Heard, which was seconded by Joe Bonnett, the Planning Board approved the draft Minutes of its March 6, 2023 Meeting, (all voted in favor, to wit: Geiger, Heard, Stoneman and Bonnett).

The Board reviewed the draft Minutes of its March 13, 2023 Special Meeting. Upon motion made by Roger Heard, which was seconded by Joe Bonnett, the Planning Board approved the draft Minutes of its March 13, 2023 Special Meeting, (all voted in favor, to wit: Geiger, Heard, Stoneman and Bonnett).

Proposed Ordinance Update

The Board Chair submitted the Proposed Ordinance amendments with respect to accessory dwelling units (ADUs) and short term rentals to the Select Board and the Town Attorney, Kristin Collins. The Town Attorney responded that no changes were needed to the Proposed Ordinance amendments. In regards to line b of the 3.6.5 Accessory Dwelling Unit section of the Proposed Ordinance amendment in Warrant Article 1 which reads:

*(b) No more than one accessory dwelling unit within the principal dwelling, **or** one accessory dwelling unit in a separate structure, shall be permitted per lot.*

the Town Attorney said the “or” can remain as the Town has the license to say only 1 ADU can be added per lot. Given this comment, the Board decided to shorten line b to: *No more than one ADU shall be permitted per lot.*

The Board Chair will attend the April 11 Select Board meeting to get feedback on the Proposed Ordinance amendments from the Select Board and to discuss the date for a public hearing for the Proposed Ordinance amendments. It was noted that there should be at least 7 days notice given to Town residents of the public hearing.

Despite the assurance of the Town Attorney, the Board Chair still plans to ask the State about whether LD2003 requires only 1 ADU be allowed per lot or if it allows for 2 Accessory Dwelling Units (“ADUs”), one inside or attached to the Primary Dwelling and one detached, per lot. Roger Heard asked the Board Chair to mention to the State that Arrowsic is a small town of 470 with a difficult septic system on an Island regarding this question.

Several other points were noted:

- 1) There was a correction made to the code B/PB in Proposed Warrant Article 1 to B&C/PB to properly reflect the intent that anyone creating an ADU would need a building permit from the CEO and a conditional use permit from the Planning Board.
- 2) There was discussion by the Board on whether Table 3 of the Zoning Ordinance needed to be amended re: Shoreland dimensional requirements, but it was decided that all Shoreland dimensional requirements still exist except for lot acreage, so no amending was necessary. Also, it was clarified that if an ADU is built in a part of a lot that is not in the Shoreland Zone (in a lot that has acreage both in the Shoreland Zone and not in the Shoreland Zone), it does not have to meet the Shoreland dimensional requirements.
- 3) There was discussion to clarify language on the grandfathering of Short Term Rentals: whether the grandfathering of the non-conforming use would be lost if a STR

was 1) not rented for 12 months or rather 2) not attempted to be rented for 12 months (as it may not be easy to rent in economic downturns). It was decided to keep it as “not rented for 12 months”.

- 4) It is up to the Select Board as to how to enforce this Proposed Ordinance amendments should the Town vote them in.

The Board Chair will send the revised Proposed Ordinance amendments with the 1) corrected coding of B&C/PB and 2) simplified line b, as noted above, back to the Town Attorney to review.

Draft Planning Board Entry for the Town Annual Report

The Board Members reviewed the Draft Entry and decided to 1) add another meeting discussion note to the Draft Entry, that being: *Change Commercial Use as applies to property rentals*, and 2) limit the names under Board Membership to Board Members only and not include related Town staff. Upon motion made by Roger Heard, which was seconded by Vicky Stoneman, the Planning Board approved to accept the Draft Annual Report Entry to be put in the Town Annual Report (all voted in favor, to wit: Geiger, Heard, Stoneman and Bonnett).

Discussion of the proposed 2023 Planning Board budget ensued. It is unclear how much of the Town Attorney legal fees are being charged to the Planning Board budget, so the Chair asked for approval for a 2023 budget of \$500 or an amount comparable to the 2022 budget amount if more than \$500. Upon motion made by Roger Heard, which was seconded by Joe Bonnett, the Planning Board approved to accept the draft 2023 Budget at \$500 or comparable to the 2022 budget if more than \$500, to be put in the Town Annual Report (all voted in favor, to wit: Geiger, Heard, Stoneman and Bonnett).

CEO Report

The CEO reported he has issued 7 plumbing permits, 2 building permits and 1 conditional use permit since the beginning of 2023. He also mentioned that 1) he has again been in discussions with the Friends of the Doubling Point Light on the parking lot that it is proposing to create near the Lighthouse, and that they would likely be on the Planning Board’s May agenda, 2) he has been in discussions with the owner of 31 Indian Rest Road on questions regarding the 2 lots they intend to put on the market and their initial discussions with the Town’s Water Access Committee on buying some part of the property to provide boat water access to the Town, and 3) the owners of the stalled building house site on Rt. 127 plan to restart building this summer but will likely have to apply for a new building permit as the current one they have will have expired.

Bald Head Abandoned Property

The house on Bald Head Road on map 3, lot 15 appears to have been abandoned for over a decade and has deteriorated significantly. It is on a non-conforming lot and the question was whether the structure could be taken down and the property built upon the lot again. After some varied discussion, it was determined that it would take a proposal to the Planning Board for such a question to be resolved. If it was thought that the house was a potentially harmful structure, that issue could be brought to the Select Board.

Arrowsic Climate Resilience Committee

The Arrowsic Climate Resilience Committee (ACRC) requested the Planning Board’s input on its Climate Action Plan Outline. The ACRC is a 12 member committee with different subgroups addressing the varying tasks in its Plan. It plans to hold a public meeting for the Town in September to bring its findings to residents and get feedback on priorities and in which order to tackle them. The Planning Board members were very impressed with the

Outline and felt the Report, once completed, would be very helpful to the Arrowsic Community in better understanding the challenges climate change could bring to the Island and what actions could be taken to obviate these challenges.

Karin Sadtler gave a description of a study the ACRC would like to undertake this summer as part of this Action Plan. This study, which has been offered to the Town at no cost, would try to assess the vulnerability of Arrowsic's wells to saltwater intrusion, sea level rise, population numbers and recharge rates. The study will build on the Maine Geological Survey well database and also well surveys performed by the Conservation Commission in 1988 and 2017, and could then be the basis for a more detailed study in the future on the effects of climate change on the Town's fresh water supply. It is to take place this May through August and will be performed by 1 or 2 college students under the remote direction of Professor Melissa Allen-Dumas at the Oakridge National Laboratory in Tennessee. The ACRC would also like to employ the help of several Arrowsic high school age students with the survey and are actively recruiting. Professor Allen-Dumas directed a similar study in 2015 for Harpswell's Great Island.

The Planning Board members thanked Karin for her briefing on the ACRC, its Climate Action Plan and its intended upcoming study, saying it was very helpful in better understanding the project and future plans.

Adjourned at 8:42 PM