

**Town of Arrowsic
Minutes of Planning Board Meeting
April 4, 2022 at ~ 7:00 PM
Video Conference via Zoom**

Attending: Jennifer Geiger (PB Chair); Matt Caras (PB Secretary); Vicky Stoneman (PB); Chris Wilcoxson (CEO).

Grill Conditional Use Permit Application for Temporary Dock

Consideration of Conditional Use Permit Application for Temporary Dock (the "Application") by Christopher and Maria Grill (the "Applicants" and the "Property Owners") on property owned by them and located at 267 Bald Head Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 2/9) (the "Property"). The Property is in the Shoreland Zone and the Special Protection District. Chris and Maria Grill joined for this portion of the Meeting.

A site walk was taken by the Planning Board on April 3, 2022. Reference is made to the 04-03-2022 Minutes of Grill Site Walk.

The Planning Board reviewed the Application. Upon motion by Matt, which was seconded by Vicky, 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 Applicants then presented the project as set forth in the Application. The proposed temporary dock will consist of a ramp and a float. All required permits or approvals from entities other than the Planning Board appear to have been obtained. In the offseason, the ramp and the float will be removed and will be stored either (a) off-site on a property other than the Property or (b) on the Property more than 100 feet from the nearest high water line. The ramp will be attached to the upland edge in existing rock with pins. No cutting or clearing of vegetation is necessary in connection with the proposed temporary dock.

The Applicants intend to sell the Property to a third party prior to the installation of the proposed temporary dock.

The Board then reviewed Section 4.2.3 of the Ordinance, which requires the Planning Board to find, based on the information provided by the Applicants, that the proposed temporary dock:

- *Will not result in unsafe or unhealthy conditions*—based upon information provided by the Applicant, including the way in which the ramp will be accessed and in turn the way in which the float will be accessed via the ramp, the Planning Board finds in the affirmative on this factor.
- *Will not result in erosion or sedimentation*—based upon information provided by the Applicant, including that the upland area where the temporary ramp will be pinned is existing rock and that the project will not create any runoff, the Planning Board finds in the affirmative on this factor.
- *Will not result in water pollution*—based upon information provided by the Applicant, including that the upland area where the temporary ramp will be pinned is existing rock and that the project will not create any runoff, the Planning Board finds in the affirmative on this factor.
- *Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat*—based upon information provided by the Applicant, including that the upland area where the temporary ramp will be pinned is existing rock, that the project will not create any runoff, and that the float will not ground out at low tide, the Planning Board finds in the affirmative on this factor.

- *Will conserve shoreland vegetation*—based upon information provided by the Applicant, including the Applicant’s representation that there will be no clearing or cutting of any vegetation in connection with the project that is the subject of the Application, the Planning Board finds in the affirmative on this factor.
- *Will conserve the visual points of access to waters as viewed from public facilities*—because the project contemplated by the Application does not involve visual points of access to waters as viewed from public facilities, the Planning Board finds in the affirmative on this factor.
- *Will conserve actual points of public access to the water*—because the project contemplated by the Application does not involve actual points of public access to the water, the Planning Board finds in the affirmative on this factor.
- *Will conserve natural beauty*—based upon information provided by the Applicants, because the project contemplated by the Application will not diminish the natural beauty of the environment around it, the Planning Board finds in the affirmative on this factor.
- *Will avoid problems associated with flood plain development and use*—based upon information provided by the Applicants, because the project contemplated by the Application will not create any problems associated with flood plain development and use, the Planning Board finds in the affirmative on this factor.
- *Is in conformance with the provisions of Section 3.0 Performance Standards*—based upon the information provided by the Applicant, the Planning Board finds in the affirmative on this factor because, among other things, the proposed temporary dock complies with the provisions of Section 3.11 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 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) there will be no clearing or cutting of vegetation in connection with the construction or use of the proposed temporary dock; and (3) in the offseason, the ramp and the float will be removed and will be stored either (a) off-site on a property other than the Property or (b) on the Property more than 100 feet from the nearest high water line. Motion was made by Matt, which was seconded by Vicky, to approve the Application, subject to the three conditions described above. All Board members in attendance voted in favor of the motion.

Approval of Minutes

The Board reviewed the draft Minutes of its March 7, 2022 Meeting. Upon motion made by Vicky, which was seconded by Jennifer, the Planning Board approved the Minutes of its March 7, 2022 Meeting (all voted in favor).

Approval of 2021 Annual Report and 2022 Budget

The Planning Board Chair presented the proposed 2021 Annual Report and the proposed 2022 Budget to the Planning Board. After discussion, upon motion made by Vicky, which was seconded by Matt, all Planning Board members in attendance approved the proposed 2021 Annual Report and the proposed 2022 Budget as presented, discussed and revised.

CEO Update

Prior to the meeting, the CEO, Chris Wilcoxson, provided Planning Board members with summaries of all permits issued in the 12 months ending March 31, 2022. There was some discussion regarding some of the projects for which permits were issued. Chris noted that it has been very helpful for him to have as a resource Deputy CEO Mike Kreindler. Planning Board members thanked Chris for his efforts in getting up to speed and his valuable input.

Discussion Regarding Short Term Rentals

As it has done during several recent meetings, the Planning Board again had substantial discussion regarding short term rentals. It was decided that each of the Planning Board members present will do some research into towns that are potentially comparable to Arrowsic, whether such towns have formally addressed short term rentals in any fashion, and if so how they have addressed them.

Adjourned at about 8:50 PM.