

**Town of Arrowsic
Minutes of Planning Board Meeting
July 1, 2019 at ~ 7:05 PM
Arrowsic Town Hall**

Attending: Will Neilson (PB, Chair); Roger Heard (PB); Matt Caras (PB, Secretary); Don Kornrumpf (PB); Stan Lane (PB); Mike Kreindler (CEO).

Greer CU Application

Consideration of Conditional Use Permit Application for Temporary Ramp and Float by Applicant Atlantic Environmental c/o Tim Forrester on property owned by Stephen and Joanne Greer (the "Property Owners") and located at 107 Mill Island Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 4/55-2) (the "Property"). Attending on behalf of the Property Owners was Tim Forrester.

- A site walk was taken immediately preceding this meeting; reference is made to the Minutes of Planning Board Site Walk on the Property on July 1, 2019 beginning at about 6:40 PM. The Property, including the proposed ramp and float, are within the Shoreland Zone and the Special Protection District. 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 completeness of the Application.
- There was discussion that the ramp and float will be removed each year. The Applicant stated and acknowledged that the ramp and float will be removed each year.
- The Board then reviewed the ten factors set forth in Section 4.2.3 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. Motion was made to approve the Application. All Board members in attendance voted in favor of the motion.
- The Permit for App # CU19-04PB dated July 1, 2019 was then provided to the Applicant.

Schau CU Application

Consideration of Conditional Use Permit Application for Temporary Ramps, Supports and Float by Applicant Atlantic Environmental c/o Tim Forrester on property owned by Jonathan and Tina Schau (the "Property Owners") and located at 4 Steen Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 2/11) (the "Property"). Attending on behalf of the Property Owners was Tim Forrester.

- A site walk was taken preceding this meeting; reference is made to the Minutes of Planning Board Site Walk on the Property on July 1, 2019 beginning at about 6:05 PM. The Property, including the proposed ramps, supports and float, are within the Shoreland Zone and the Special Protection District. 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 completeness of the Application.

- There was discussion that the ramps, supports and float will be removed each year. The Applicant stated and acknowledged that the ramps, supports and float will be removed each year.
- The Board then reviewed the ten factors set forth in Section 4.2.3 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. Motion was made to approve the Application. All Board members in attendance voted in favor of the motion.
- The Permit for App # CU19-05PB dated July 1, 2019 was then provided to the Applicant.

Dupuy/Sullivan CU Application

Consideration of Conditional Use Permit Application for relocation and expansion of a non-conforming accessory structure (the "Structure") by Blaise Dupuy and Kathleen Sullivan (the "Applicants") on property owned by the Applicants and located at 319 Bald Head Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 2/6) (the "Property"). Attending on behalf of the Applicants was Blaise Dupuy.

- A site walk was taken the day before this hearing; reference is made to the minutes of the Planning Board site walk on the Property on June 30, 2019, beginning at about 12:05 PM. Additional materials were prepared since the site walk, and presented by the Applicant at this hearing; of note is a plan showing the trees that will be cleared in connection with the proposed work. The Property, including the Structure, are within the Shoreland Zone and the Shoreland District. The Application does not include DEP approval, as required by Section 4.2.2(d) of the Ordinance. However, in the instance of a relocation of a non-conforming structure, DEP's "permit by rule" is not issued until planning board approval is obtained. It was noted that, in the event the Planning Board approves the Application, the approval will include a condition that work on the project cannot begin until the CEO receives the DEP permit. It was also noted that, in the event the Planning Board approves the Application, the approval will include a condition that work on the project cannot begin until the CEO receives information (satisfactory to him) on the dimensions, including with respect to height, of the existing non-conforming structure and the new structure. It appearing that the Conditional Use Permit Application satisfies the provisions of Section 4.2.2 of the Ordinance, other than that it does not include approval from the DEP and that additional information regarding dimensions is required, motion was made to find the Application complete in all other respects. All Board members in attendance voted in favor of the motion.
- There was discussion regarding the extent of excavation that will be required. The Applicant stated that the new structure will not be supported by a frost wall, but will be supported by posts only.
- The Board then reviewed the ten factors set forth in Section 4.2.3 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 conditions, to wit: (1) At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters; (2) work on the

project will not start until the CEO has received the DEP Permit; (3) work on the project will not start until the CEO has received dimensional information, in form and content satisfactory to him; (4) the existing structure shall not be demolished or removed until the new structure is completed; and (5) removal of the existing structure and revegetation shall be completed as soon as possible during the planting season following completion of the new structure. Thereafter, motion was made to approve the Application. All Board members in attendance voted in favor of the motion.

- The Permit for App # CU19-02PB dated July 1, 2019 was then provided to the Applicant.