

**Town of Arrowsic
Minutes of Planning Board Meeting
August 3, 2020 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); and Mike Kreindler (CEO).

Schwartz Conditional Use Permit Application for New Driveway

Consideration of Conditional Use Permit Application for New Driveway (the "Application") by David Matero of Matero Architecture (the "Applicant") on property owned by Alex Schwartz (the "Property Owner") and located at 254 Old Stage Road, Arrowsic, Maine (Tax Map/Lot Number 4/53) (the "Property"). The Property Owner, Alex Schwartz, as well as David Matero and Sophie Swaim of David Matero Architecture, were in attendance.

A site walk was taken prior to the meeting; reference is made to the Minutes of Planning Board Site Walk on the Property on August 3, 2020 at about 6:00 PM. A substantial portion of the Property, as well as a substantial portion of the proposed new driveway, are within the Shoreland Zone and the Shoreland District.

The Applicant submitted materials in support of the Application prior to the site walk. The plan that is relevant to, and subject to the Planning Board's review of the Conditional Use Permit Application for New Driveway, is "Plan L.2 Proposed Driveway Section and Details" by David Matero Architecture dated July 17, 2020 (the "L.2 Plan"). Upon motion made by Roger Heard and seconded by Vicki Stoneman, 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 L.2 Plan.

Concern was expressed by the Planning Board about the contours and slope of the proposed driveway. Discussion ensued, and David Matero stated that the grade at the steepest point of the new driveway, which is at its beginning where it leaves the existing Cunningham drive, will be less than eight percent (8%).

The Planning Board stated, and the Applicant acknowledged and agreed, that any approval of the proposed new driveway pursuant to the Conditional Use Permit Application for New Driveway is not, and is not to be construed as, approval of any building that is shown or referenced in any of the materials or plans submitted by the Applicant.

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 two 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; and (2) approval of the new driveway shown on the L.2 Plan is not, and is not to be construed as, approval of any building that is shown or referenced in any of the materials or plans submitted by the Applicant. Motion was made by Matt Caras to approve the Application, subject to the two conditions described above, which motion was seconded by Roger Heard. All Board members in attendance voted in favor of the motion.

The Permit for App # CU20-03PB dated August 3, 2020 was then provided to the Applicant.

Approval of Minutes

The Board reviewed the Minutes of its July 6, 2020 Meeting. Upon motion to approve by Matt Caras and seconded Roger Heard, the Board approved the Minutes of its July 6, 2020 Meeting (all voted in favor).

Adjourned at about 8:05 PM.