

Town of Arrowsic
Minutes of Planning Board Site Walk
Conditional Use Permit Application for Parking Lot, including Clearing, Excavation and Filling
Applicant Margaret Kepler
August 8, 2022 at ~ 5:45 PM

Location: Property owned by Margaret Kepler (the “Applicant” and the “Property Owner”) and located at 140 Doubling Point Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 4/32) (the “Property”).

Attending: Jennifer Geiger (PB, Chair); Roger Heard (PB); Matt Caras (PB, Secretary); Vicky Stoneman (PB); Jim Davis (PB); Joe Bonnett (Resident interested in joining Planning Board); Chris Wilcoxson (CEO); Kevin Coleman (Representative of The Friends of Doubling Point Light); Paul Burgess (Abutter); Fred Hill (Abutter).

Neither the Applicant nor an authorized representative of the Applicant attended the site walk, although Kevin Coleman of The Friends of Doubling Point Light stated that he was in attendance for the purpose of speaking for and in support of the site walk. With the aid of the materials provided by the Applicant, Kevin Coleman described the proposed parking lot that is the subject of the Condition Use Permit Application.

The Property, and the proposed location of the proposed parking lot, are within the Shoreland Zone and the Shoreland District.

There was discussion about the precise location of the proposed parking lot, as well as the reason for parking spaces in rows parallel to the road; the reason that a 60’ x 30’ parking lot is needed for six parking spaces; the extent of the clearing for the proposed parking lot; the amount of fill needed for the proposed parking lot; the grade of the proposed parking lot; whether the proposed parking lot, in light of the apparent need for a significant amount of fill, would require a retaining wall at the west (and possibly north and south) ends of parking lot; and whether, for safety, some type of stairway would be needed to get from the proposed parking lot to the path leading to the lighthouse. The plan submitted by the Applicant and utilized by the Planning Board on the site walk, does not provide information or clarity on these points of discussion, and the representative of The Friends of Doubling Point Light was not able to respond to these questions. Boundaries for the proposed parking lot were not fully staked and, while the plan submitted by the Applicant represented that the south boundary of the proposed parking lot is 105 feet from the “high water line,” the location of that boundary was not staked.

There were also questions from the Planning Board related to what persons or entities have the right to grant or deny access to that portion of Doubling Point Road that is on the Property, and what persons or entities are permitted to grant or deny use of the easement (Easement #3) along which foot traffic from the proposed parking lot to the lighthouse would travel. No one at the site walk could respond to these questions, which questions may or not be relevant to the Application.

The purpose of the proposed parking lot is to move parking for the lighthouse farther from the Keeper’s Quarters, so called, in order to provide more privacy for the Keeper’s Quarters. It is unclear whether the Applicant, or any other person or entity, has the right to prevent the public from using the existing parking lot next to the Keeper’s Quarters even if the proposed parking lot is approved and constructed.

This Site Walk concluded at approximately 6:30 PM.