

**Town of Arrowsic
Minutes of Planning Board Meeting
September 4, 2019 at ~ 7:10 PM (Arrowsic Town Hall)**

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

Contino CU Application

Consideration of Conditional Use Permit Application for Addition to a Non-Conforming Structure (the "Structure") by Lisa Johnson Contino and Giovanni Contino (the "Applicants") on property owned by the Applicants and located at 14 Steen Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 3/001) (the "Property"). In attendance were the Applicants.

A site walk was taken by the Planning Board immediately prior to this meeting; reference is made to 09-04-2019 Minutes of Contino Site Walk. The Property, including the Structure, is within the Shoreland Zone; a portion of the Property is in the Shoreland District and a portion is in the Special Protection District. 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 from the Applicants a revised plan showing distances to all property lines and to the HWM. 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 distances to all property lines, motion was made to find the Application complete in all other respects. (Motion made by Roger Heard and seconded by Don Kornrumpf.) All Board members in attendance voted in favor of the motion.

The Applicants described the proposed addition, which is an outdoor shower space.

The Board then reviewed the Existing Non-Conforming Shoreland Structure Worksheet, and materials submitted by the Applicants in connection therewith. In connection with building permit process, the CEO will confirm that the expansion percentage, if any, is in compliance with the requirements of the Ordinance.

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 two conditions, to wit: (1) At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters; and (2) work on the project will not start until the CEO has received from the Applicants a revised plan showing distances to all property lines and clearly showing the lot in question on the plan. Thereafter, motion was made to approve the Application. (Motion made by Jennifer Geiger and seconded by Roger Heard.) All Board members in attendance voted in favor of the motion.

The Permit for App # CU19-07PB dated September 4, 2019 was then provided to the Applicants.

Incorporating June 2019 Revisions to Ordinance into Ordinance

The Board discussed the process for incorporating the June 2019 revisions to the Ordinance into the Ordinance.

Approval of Planning Board Minutes

The Board reviewed and approved the following Minutes:

- Minutes of April 1, 2019 PB Meeting (motion MCaras; second by JGeiger; all in favor)
- Minutes of May 6, 2019 PB Site Walk (McFadden) (motion MCaras; second by RHeard; all in favor)
- Minutes of May 6, 2019 PB Meeting (motion RHeard; second by DKornrumpf; all in favor)
- Minutes of June 3, 2019 PB Site Walk (Whitmore's Landing) (motion MCaras; second by DKornrumpf; all in favor)
- Minutes of June 3, 2019 PB Meeting (motion JGeiger; second by RHeard; all in favor)

Meeting adjourned at 9:00 PM