

Town of Arrowsic
Minutes of Planning Board Meeting
October 2, 2023 at 7:00 PM at Town Hall

Attending: Vicky Stoneman (PB Chair); Joe Bonnett (PB); Paul Cunningham (PB); Roger Heard (PB); Jim Davis (PB); Jenna Howard (PB alt-temp secretary); Chris Wilcoxson, and Mike Kreindler.

Introductions

Background introductions were made by the Board members.

Minutes

The Board reviewed the draft minutes of its September 2, 2023 meeting. Upon a motion by Joe Bonnett and second by Paul Cunningham, the minutes were approved by the Board.

CEO Update

The CEO, Chris Wilcoxson, gave updates on five properties;

1. The Shuman Property is renovating guest quarters on Vale Rd with no kitchen.
 2. For the Coast Guard lead-based paint abatement on the Range Lightkeeper house, Judith Tucker, Jack Carr, and Chris sent letters to discover what the process would be. Judith may have met with federal officials on August 29th but we do not have an update.
 3. Arrowsic had an incident at Doubling Point Light that sent people to the hospital on September 9.
 4. A driveway will be built the second week of October where the guard rail was impacted on Route 127. They are in good standing with the town and will renew their application.
 5. Chris will review the foundation on Rt 127 for stability at the site of the basement.
- Besides these five properties, Chris reports this year has been very slow with 3 permits for the community all year, all in August.

Climate Action Plan

The Board had a discussion on the draft Climate Action Plan sent to us by the Arrowsic Climate Resilience Committee. There was a recent meeting on the draft Climate Action Plan at the Fire Station on September 26 for all residents to supply input on the Plan priorities identified at the meeting. It was agreed by the Board that we are impressed by the depth of the draft and felt prioritization would be important.

Upcoming MMA Training

Paul Cunningham and Jenna Howard will attend the MMA Planning Board Training in Augusta on October 12.

ADU Rulemaking

Roger and Jenna will check the status of rulemaking from the DECD Housing Opportunity Program and forward to the group when ready.

Workshop Meeting

The meeting with CEO Chris Wilcoxson and Mike Kreindler took place. They reviewed the town zoning ordinances and discussed the roles and responsibilities of the planning board members. They referred to our ordinances as a manageable document that serves as an “answer book” and that all applications generate the questions.

The questions members should ask with each application are:

1. What zone is the property? Is it rural residential 1 or 2?
2. Is it in a shoreland zone? If so, what type? Is it in a flood zone?
3. Is it a conforming or nonconforming lot? Who has jurisdiction?
4. Does the site walk align with the application and permit?
5. Is it a conditional use permit? A building permit? A subdivision? A home business? This will determine if the CEO, PB, or another entity oversees this permit. Mike and Chris shared other jurisdictional roles for docks and specific setbacks.

They shared that development was slowed in Arrowsic due to large lot sizes. They shared that we have additional cell tower and flood plain ordinances.

Adjourn

The meeting Adjourned at 9:00PM.

Respectfully submitted by Jenna Howard