

Town of Arrowsic
Minutes of Planning Board Meeting
October 5, 2020 at ~ 7:00 PM
Video Conference via Zoom

Attending: Jennifer Geiger (PB Chair); Roger Heard (PB); Don Kornrumpf (PB); Vicky Stoneman (PB); Stanley Lane (PB); Mike Kreindler (CEO); Tina Lugay (Applicant), Michelle Phelps of Phelps Architects (Architect) and Jerry Pieh (Abutter).

Tina Lugay and Lee Stafford Conditional Use Permit Application for Building, Deck and Terrace Addition

Consideration of Conditional Use Permit Application for building, deck and terrace addition (the "Application") by Tina Lugay and Lee Stafford (the "Applicants") on property owned by Lee Stafford as Trustee for the Mildred R. Stafford Trust (the "Property Owner") and located at 75 Spinney Mill Road, Arrowsic, Maine (Tax Map/Lot Number 4/20 & 20-1) (the "Property"). The structure under consideration is within the Shoreland Zone.

A site walk was taken prior to the meeting; reference is made to the Minutes of Planning Board Site Walk on the Property on October 5, 2020 at about 5:00 PM. The entirety of the current house is within the 75' setback from the center of the road. The proposed house addition, deck and terrace will also fall within this setback, hence an exception for a nonconforming structure is needed to be approved by the Planning Board. The current house is nonconforming to the road setback in the Shoreland Zone.

The plans that are relevant to, and subject to the Planning Board's review of the Conditional Use Permit Application for New Driveway, are "Norse Boundary Survey" dated 9/11/20 and "Phelps Architect's Stafford-Lugay Residence Plan" dated 9/18/20 ("PA Plan"). In the initial discussion, it was confirmed that the lot size is conforming and that no DEP permit is required. It was noted that the Conditional Use Permit Application did not specify what the application was for, so the box for "addition" was checked. Upon motion made by Stan Lane and seconded by Roger Heard, and it appearing that the Conditional Use Permit Application with noted addition satisfied 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 borders of the house addition, terrace and deck are just outside of the 150' wetland setback and well beyond the HAT setback. The proposed additional structure will sit further than 6' back from the road right-of-way. These setbacks were not laid out on the property during the site walk but could be seen in the PA Plan. It was reaffirmed that the house is not in a coastal bluff zone so those measurement methods are not in force. The existing house will remain intact keeping its structure, foundation, porch, roof, and heating and plumbing systems. Demolition will be limited to some interior walls and a few openings on the external wall where the addition will connect, so will not be greater than 50% of the space or value of the house per ordinance 1.3.2.3. Also, the proposed structure will not cause the footprint of structures and non-vegetated surfaces to exceed 20% per ordinance 3.6.1.5. Existing septic field will suffice since the number of bedrooms will not be altered. Owner pledged to oversee and fix any septic field malfunction.

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 will be granted only upon the surveyor physically staking out the 150' wetland setback at and around the closest point to the proposed structure expansion. Motion was made by Roger Heard to approve the Application, subject to the two conditions described above, which motion was seconded by Don Kornrumpf. All Board members in attendance voted in favor of the motion.

The Permit for App # CU20-07PB dated October 5, 2020, along with building permit from the CEO (predicated on the Board's CUP), was later dropped off to the Applicant.

Approval of Minutes

The minutes from the Laplante and Simpson site walks on September 8th, the Ackerman site walk on September 9th, and the Planning Board Zoom meeting on September 9th were approved unanimously with the Laplante minutes having a minor amendment made and the Simpson minutes having the name of an abutter added. The motions for all 3 site walk minute approvals were made by Roger Heard and seconded by Don Kornrumpf. The motion for the meeting minute approval was made by Don Kornrumpf and seconded by Roger Heard. Given the late hour, it was suggested the Board wait to review the Minutes of its August 3, 2020 Meeting until the November Board meeting.

Adjourned at about 8:35 PM.