

Town of Arrowsic
Minutes of Planning Board Site Walk
Conditional Use Permit Application for Building Addition
Applicant Tina Lugay and Lee Stafford
October 5, 2020 at ~ 5:00 PM

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

Utilizing materials provided to the Planning Board by Tina Lugay, Lee Stafford and Michelle and Dan Phelps (including Conditional Use Permit Application and Plans), Michelle Phelps described the proposed house addition that is the subject of the Conditional Use Permit Application. 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 her description of the project, Michelle Phelps explained where the house addition would go and the placement of the deck and stone terrace. The entirety of the current house is within the 75' setback from the center of the road which is the reason the Planning Board is required to review the exception for the nonconforming building. The current structure has the setback waived as the road was put in after the house (the house being approximately 270 years old). The borders of the 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 but could be seen in the PA Plan. 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. 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.

Adjourned at about 5:35 PM.