

**Town of Arrowsic
Minutes of Planning Board Meeting
November 4, 2019 at 7:00 PM (Arrowsic Town Hall)**

Attending: Will Neilson (PB Chair); Matt Caras (PB Secretary); Don Kornrumpf (PB); Stan Lane (PB); and Mike Kreindler (CEO).

Approval of Planning Board Minutes

The Board reviewed and approved the Minutes of its October 7, 2019 Meeting (motion DKornrumpf; second MCaras; all in favor).

Incorporating June 2019 Revisions to Ordinance into Ordinance

The Board discussed its proofreading of the June 2019 revisions to the Ordinance, for the purpose of finalizing them for incorporation into the Ordinance.

Kornrumpf Subdivision Review

Planning Board Member Don Kornrumpf recused himself for this part of the Meeting. Bruce Martinson of SITELINES attended this part of the Meeting as representative of Don and Ellen Kornrumpf.

A site walk was taken by the Planning Board the day prior to this Meeting; reference is made to 11-03-2019 Minutes of Kornrumpf Site Walk. Reference is also made to a Retracement Survey & Amendment of Lot 1, Pettis Bluff Subdivision, 349 Bald Head Rd., Arrowsic, Maine dated 05-01-2019 prepared by Bruce W. Martinson of SITELINES (the "Survey"). Pettis Bluff is a subdivision that is approximately 40 years old. Lot 1, which is the subject of the Survey, is Arrowsic Tax Map 2 Lot 17-1. Lot 1 is in the Shoreland Zone and the Shoreland District.

The Kornrumpfs, as owners of Lot 1, wish to divide Lot 1 into two lots. The Kornrumpfs and Bruce Martinson requested that the Planning Board review this matter. Bruce Martinson presented details of the Survey, and the background and details relating to the new road frontage. There was lengthy discussion about the new road frontage, and requirements of the Ordinance applicable to road frontage.

The Planning Board has chosen to review this matter, but to limit its review to the review criteria set forth in Section 2 of the Arrowsic Subdivision Ordinance. In reviewing this proposed subdivision, the Planning Board makes no determination as to whether: (a) The Subdivision Ordinance requires review pursuant to Section 8.4; (b) the Subdivision Ordinance requires compliance with Section 8.4; or (c) the proposed subdivision complies with Section 8.4. Further, the Planning Board makes no finding or determination that the two lots resulting from the division comply with any restrictive covenants that may exist with respect to the Pettis Bluff Subdivision.

Before reviewing Section 2 of the Subdivision Ordinance, the Planning Board considered the question whether the lots created by the proposed division are valid lots under the Arrowsic Zoning Ordinance, specifically considering the applicable requirements set forth in the Table III Dimensional Requirements for lots in Rural Residential I District. The Planning Board determined that the lots created satisfy those Dimensional Requirements.

The Planning Board next considered and reviewed the requirements of the twelve subsections of Section 2 of the Subdivision Ordinance. Upon completion of the review, the motion was made to find that all applicable requirements of Section 2 are satisfied, and that the division of Lot 1 into two lots as set forth on the Survey be approved. The motion was made by Stan Lane, and seconded by Matt

Caras. The vote was unanimous in favor of the motion.

The Planning Board signed and dated the Survey on its face. Bruce Martinson has represented that he will record the Survey as signed.

Discussion of Miscellaneous Matters

As it does from time to time, the Board discussed generally various matters, including Home Businesses and Procedural Matters.

The meeting was adjourned at 8:40 PM.