

**Minutes of Planning Board Meeting
November 6, 2023 at 7:00 PM at Fire Barn**

Attending: Vicky Stoneman (PB Chair); Joe Bonnett (PB); Paul Cunningham (PB); Roger Heard (PB); Jim Davis via Zoom (PB); Eileen Bonine (PB-alt); Jenna Howard (PB alt-temp secretary); Chris Wilcoxson (CEO)

Minutes

The Board reviewed the draft minutes of its October 2, 2023 meeting. Vicky suggested one edit from Mike Kreindler. Upon a motion by Roger Heard and second by Joe Bonnett, the minutes as amended were approved by the Board.

FOAA Training

Board Chair Stoneman suggested the full Board enroll in a future MMA class. Jim, Eileen, and Jenna expressed interest in taking the future class. Paul Cunningham and Jenna Howard attended the MMA Planning Board Training in Augusta on October 12.

CEO Update

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

1. A driveway to be built off Route 127 has been pushed back, but should happen this month.
2. A building permit has been granted for Mosquito Run, a 520 sq ft tiny house that will be a first time home. The family is currently renting in Bath.

Short Term Rental List

Board Chair Stoneman compiled a list of 10 short term rentals in Arrowsic. In future tax letters, we may ask if folks have STRs to get a more accurate count. They will have to be registered in the future.

Water Access Property

This property purchase was approved by the town at a special town meeting. Once a plan is presented, it likely wouldn't come to us until late winter or early spring. A large property map was made available for the board to view.

ADU Rulemaking

Roger checked the status of rulemaking from the DECD Housing Opportunity Program and also mentioned some changes that may be needed for the Arrowsic ordinance in order to comply with [LD 1706](#), (the bill to amend [LD 2003](#)) which was signed into law this July. He believes that code enforcement officer can handle ADU approval rather than the Planning Board and that we must be clearer in the ordinance that at least one ADU must be allowed on any nonconforming lot where there is a dwelling. There may be other shoreland specific considerations. The town attorney should be consulted to ensure full compliance with the state law.

Adjourn

The meeting Adjourned at 7:50pm. The next meetings will be December 4 at 7:00pm and January 11 at 7:00pm.

Respectfully submitted by Jenna Howard