

Planning Board  
Town of Arrowsic  
Meeting Minutes May 2, 2011

Present-- Will Neilson, Chair; Mike Kreindler; Chris Brett; Andrea Galuza; Geoffrey Cartmell; Matt Caras; Richard Elwell; John Wood; and Karen Robbins.

Chairman Neilson called the meeting to order at 7:05 pm

A Conditional Use Permit Application had been submitted by Richard Elwell for his property on Old Stage Road, seeking to rebuild a structure that had been damaged by fire by more than 50%. The application also included a plan to expand the replacement structure by the maximum allowable 30%, and to create a driveway & parking space. Some discussion came up about a pending legal agreement between Mr. Elwell and his abutting property owner Karen Robbins regarding the boundary line between their two properties (north side of the Elwell property, south side of the Robbins property). The Board allowed that their pending agreement is a non-issue going into the building permit process. A review was made of Arrowsic Ordinance 4.2.2, and Chairman Neilson asked for a motion to accept the application as complete. Chris moved to accept, Andrea seconded, and all voted in favor.

Discussion of the permit—

- A. Two trees will have to be removed in order to accommodate the floor plan of the new structure. The trees acted as a buffer between the old structure and Old Stage Road. They will need to be replaced by two or more trees to the greatest extent possible to create a new buffer area.
- B. The new structure meets the setback requirements to the greatest extent possible by not increasing it's non-conformance for it's distance from the marsh.
- C. Driveway construction was discussed at some length due to the possibility of the grade of the lot needing a small retaining wall or landscape stone to help prevent any erosion. The Board agreed that the driveway can be worked out within the confines of the ordinance requirements using either a gradual slope, or a small retaining wall.

Arrowsic 4.2.3 Requirements to be met before a Conditional Use Permit can be issued. The Board went through the 10 ordinance requirements, and there were no negative findings. Chairman Neilson asked for a motion to accept the findings, Chris moved to accept, Geoffrey seconded, and all voted in favor. The permit was granted with the following 4 conditions:

- The finalization & legal recording of the proposed lot lines of agreement between the property owner and the abutter,
- The two trees being removed from within the new structure footprint will be replanted with native species where practical,
- The design of any driveway retaining wall or landscape fill extension will be to the satisfaction of the C.E.O.,
- At all times during construction, measures will be taken to prevent sedimentation or erosion.

Chairman Neilson asked for a motion to accept the 4 conditions of the permit. Chris moved to accept, Andrea seconded, and all voted in favor. The permit was granted.

The Board moved on to a discussion of ordinance changes and corrections to be made before presentation to the Selectmen at a public hearing on June 1<sup>st</sup>. Those changes would then be subject to a vote at the upcoming Town meeting.

The April 2011 meeting minutes were reviewed, and some minor corrections were made. Andrea moved to accept, Geoffrey seconded, and all voted in favor.

Chairman Neilson asked for a motion to adjourn the meeting. Chris motioned to adjourn, Andrea seconded, and all voted in favor.

The meeting adjourned at 8:55 pm.

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