

**Town of Arrowsic
Planning Board Minutes
October 3, 2016**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Matt Caras (PB), Don Kornfumpf (PB), Jennifer Geiger (PB), Mike Kreindler (CEO), Scott Bubar, Derrick & Lindsay Baker, Paul Cunningham

The meeting was called to order by Will Neilson at 7:05.

1. Conditional Use Permit for construction of a driveway and turn around partially located in the Shoreland Zone submitted by Dirigo Custom Structures for Derrick and Lindsay Baker (Map M4., Lot L53-3). A site walk was conducted at the property on October 2. Will outlined the requirements for determining completeness of the application contained in 4.2.2. The submitted application was reviewed. There was discussion about the exact elevation and location of the driveway and house. Scott indicated that this was partially dependent on what was found during excavation but that it would not be closer to the water than shown on the drawing. There was discussion of the exact location and dimensions of the driveway and turn around. Roger moved to find the application complete. Jennifer seconded and all voted in favor. There was then a discussion of tree coverage. Mike read the pertinent section of the ordinance covering this. Only 40% of the volume of trees from 100 to 250 feet back from the shoreline may be removed. It was agreed that this would be carefully worked out with Mike as the project progresses.

The provisions of 4.2.3 were then reviewed by the board.

Will not result in unsafe or unhealthy conditions. All agreed.
Will not result in erosion or sedimentation.

The board agreed to add language to the permit, “At all times, during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters”.

Will not result in water pollution. All agreed.
Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat. All agreed.
Will conserve shoreland vegetation. All agreed.

Will conserve the visual points of access to waters as viewed from public facilities. N/A.
Will conserve natural beauty. All agreed.
Will avoid problems associated with flood plain development and use. N/A.

The provisions of 3.0 Performance Standards were then reviewed by the board. There was discussion of the 3.6.1.5 requirements. All agreed that the provisions were met. Will suggested adding an additional condition: “No further cutting of vegetation in

the Shoreland Overlay District except in conformance with Section 3.2.3 of the Arrowsic Zoning Ordinance”. This was agreed to by the board.

Roger moved to grant the permit, Don seconded and all voted in favor.

2. In-law apartments. Will suggested that one proposal should be put together for consideration by the town. A town meeting in November was suggested as a target to present the proposal and receive feedback. There was discussion of the definition of a bedroom because this has a direct influence on the septic system requirements. The definition of a bedroom appears to be somewhat vague. It simply refers to a room that is used primarily for sleeping. The minimum requirements for an auxiliary structure are for a septic system designed for at least two bedrooms. There was lengthy discussion of how to prepare a proposal for consideration by the town. The members agreed to review the issue and come to the next meeting with individual recommendations.
3. Roger moved to adjourn at 9:25. Don seconded and all voted in favor.

Submitted by Chris Brett, Secretary