

**Town of Arrowsic  
Planning Board Minutes  
December 4, 2017**

Present: Will Nielson (Chair), Matt Caras, Roger Heard, Don Kornrumpf, Excused: Chris Batt, Jennifer Geiger

Codes Officer: Mike Kreindler

Applicants & Observers: Steven Theodore

The meeting was called to order by Will Neilson at 7:20 pm.

1. Pettis Bluffs subdivision: After lengthy discussion and comparison of various Lot Plans presented by Steven Theodore, it was agreed to sign the presented Mylar for registration as it matched the site plan approved and signed at the Board's November 6<sup>th</sup> meeting, using December 4, 2017 as the date of signing of the Mylar.
2. Issues for discussion: Mike Kreindler raised two issues for discussion:
  - a. Tree storm damage and removal. After the recent November storm, Mike observed that many trees had been damaged or blown down and were being removed. Mike sought guidance regarding the application of section 3.2.2 and specifically paragraph 3.2.2 e of the Zoning Ordinance re maintenance of a buffer strip of vegetation when diseased or damaged trees are removed. After discussion, it was agreed that no changes to the code would be recommended.
  - b. Reconstruction or Replacement of structure on a non-conforming lot Section 1.3.2 Non-Conforming Structures: Discussion focusing on the degree to which a structure is determined to be 'unused' – Section 1.3.3.2 Resumption Prohibited, particularly in circumstances where the resumption involved a new buyer of a 'little used' or 'unused' derelict property. Mike explained that the code in its very nature encouraged the removal of pre-existing non-conforming lots, structures, or uses from the town's property inventory. Don observed that given that the Town's population had decreased from about 525 at the time of the Comprehensive Plan to about 425 today, reducing the housing stock may not make sense.
3. November Minutes: It was agreed that Will and Matt would review Matt's draft minutes for review by the entire board in January.
4. Roger moved to adjourn the meeting at 9:10 PM; Matt seconded, and all voted in favor.

Donald M Kornrumpf  
Temporary Secretary