

**Town of Arrowsic
Planning Board Minutes
May 4, 2015**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Matt Caras (PB), Geoff Cartmell (PB), Jennifer Geiger (PB), Don Kornrumpf (PB), Mike Kreindler , CEO

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

1. Planning Board Annual Report. Will handed out a draft of the report. There was discussion and several minor changes suggested. Roger moved to accept the report, Don seconded and all voted in favor.
2. Proposed Warrant Article for 2015 town meeting. The draft warrant was reviewed. Several changes were suggested and incorporated.
3. Public Hearing May 27. Will noted that the meeting is scheduled for 7:00 to discuss the Planning Board proposed ordinance changes.
4. Discussion of rental possibilities and land use under the ordinance. Mike raised several issues concerning land use. One issue concerned short term rentals. There has been the assumption that long term rental of property is allowed. Short term rentals are not directly addressed by the ordinance. It is not clear how an Airbnb like activity should be treated. Should it be treated as a business? If so, it would be classed as a home business which raises the issue of how it changes the residential nature of neighborhoods. There was discussion but no consensus about this. Mike also raised the issue of tiny houses. These are considered to be less than 200 square feet and are prohibited by the ordinance. There was also discussion of in-law apartments. These are currently allowed if the lot size is large enough for multiple dwelling units. There was general discussion of these issues which were left open for further consideration.
5. New Shoreland Zoning Guidelines. Roger and Mike discussed various changes that have been proposed by the state to Shoreland Zoning. An alternate optional method of calculating non-conforming structure expansion is included. Other changes include a new definition of structures, a revised definition of the height of structures to allow for cupolas and revised non-vegetated surface calculations. There are also new standards for timber harvesting, new standards for hazardous trees, a new 2 year maintenance requirement for existing cleared openings and new contractor certification. Codified non-native invasive species are now included as well as standards for disability exemptions. Mike indicated that there is no current deadline for adoption.

6. Site walk of Feb. 4 minutes. Roger moved to approve as written, Jennifer seconded and all voted in favor.
7. February Minutes. Roger moved to accept as written. Matt seconded and all voted in favor.
8. January and March Minutes. Roger moved to table the minutes until the next meeting so that Mike could have an opportunity to review them. Don seconded and all voted in favor.
9. April Minutes Jennifer moved to table the minutes until next meeting, Roger seconded and voted in favor.
10. Roger moved to adjourn at 9:05, Jennifer seconded and all voted in favor.

Submitted by Chris Brett, Secretary