

**Town of Arrowsic  
Planning Board Minutes  
September 4, 2013**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Chair; Chris Brett (PB), Roger Heard (PB), Geoff Cartmell (PB), Jennifer Geiger (PB), Mike Kreindler, CEO, Matt Caras, Lynn Talacko, Ned Sewall

The meeting was called to order at 7:10 PM by Will Neilson.

1. KMCS LLC (Ned Sewall) Conditional Use Permit for a temporary ramp and float at 95 Parshley Rd. (Map 5, Lot 44). Will reviewed the requirements for determining completeness of the application as outlined in 4.2.2. Permits were included from the Army Corp of Engineers, DEP, Maine Historic Preservation Commission, Penobscot Indian Nation, Aroostook Band of Micmacs. Roger moved to find the application complete. Geoff seconded and all voted in favor.

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. There was further discussion.

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 actual points of public access to water. N/A

Will conserve natural beauty. All agreed.

Will avoid problems associated with flood plain development and use. All Agreed.

The provisions of 3.0 Performance Standards were then reviewed by the board. Roger moved to find the permit in conformance with these. Will seconded and all voted in favor.

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

2. Wendy Ross and Tom Eichler Conditional Use Permit for replacement of a non-conforming structure by more than 50% at 38 Preble Point Road (Map 6 Lot 7). A Conditional Use Permit had previously been issued for this location at the June Planning Board Meeting covering expansion of the existing structure. During work covered by that permit, greater deterioration of the structure was discovered than anticipated leading to the present application. Will listed the requirements for determining completeness of the application as outlined in 4.2.2. Roger moved to find the application complete, Jennifer seconded and all voted in favor. Will read the requirements from 1.3.2.3 that apply to reconstruction of a non-conforming structure, in particular, Section 1.3.2.3 c) which refers to the second paragraph in Section 1.3.2.2. This discusses the criteria for meeting the setback requirements to the greatest extent possible. The location of the existing structure was reviewed to determine if it was possible to move it to reduce the setbacks. The only direction the house could be moved to reduce setbacks would be back from the driveway. There is ledge and the septic system behind the house. There is also a hill on that side. It was agreed that any attempt to move the house in that direction would be very difficult and very disruptive to the environment. It was agreed that the location of the existing structure meets the setback to the greatest extent possible. This was considered to be true based on the original application and not dependent on the influence of the addition.

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. There was further discussion.

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 water."

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 actual points of public access to water. N/A

Will conserve natural beauty. All agreed.

Will avoid problems associated with flood plain development and use. All Agreed.

The provisions of 3.0 Performance Standards were then reviewed by the board. Roger moved to find the permit in conformance with these. Will seconded and all voted in favor.

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

3. Minutes of August meeting. Roger moved to accept as written. Geoff seconded and voted in favor.
4. Minutes of August Site Walk. Roger moved to accept as written. Geoff seconded and voted in favor.
5. Roger moved to adjourn. Jennifer seconded and all voted in favor. The meeting adjourned at 9:05.

Submitted by Chris Brett, Secretary