

**Town of Arrowsic  
Planning Board Minutes  
September 5, 2018**

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

The meeting was called to order by Roger Heard at 7:02 acting for Will Neilson.

1. Conditional Use Permit for a non-conforming expansion after the fact in the Shoreland Zone and Special Protection District submitted by Stephen and Joanne Greer at 107 Mill Island Rd. (Map 004, Lot 55-2). Will and Matt both recused themselves due to being members in the same subdivision as the applicant. Roger and Mike provided background on the need for this permit. The property was subject to a consent decree to bring the property into conformance with the zoning ordinance. Roger then reviewed the provisions of the consent decree. The permit covers expansion of the structure to include 3 sections of deck not previously permitted. A site walk was conducted at the property before the meeting. Roger outlined the requirements for determining completeness of the application contained in 4.2.2. The submitted application was reviewed. All agreed that the application was complete. The survey map of the existing structure was examined. The proposed expansion of floor area was calculated at 25%. This was less than the maximum of 30% permitted by the ordinance.

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. All agreed.

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. N/A.

The provisions of 3.0 Performance Standards were then reviewed by the board. Roger noted that the non-vegetated portion of the area in the Shoreland Zone was 9.6%. All agreed that the provisions were met. Jennifer moved to grant the permit, Don seconded and all voted in favor.

2. Mike discussed the issue of permitting a power generator. He indicated that currently he has been handling standby generator installations as structures. There was discussion of possible changes to the ordinance to address this more directly.

3. Roger moved to adjourn at 8:51. Jennifer seconded and all voted in favor.

Submitted by Chris Brett, Secretary