

**Town of Arrowsic**  
**Minutes of Planning Board Site Walk**  
**Conditional Use Permit Application for Earth Moving and Accessory Structures**  
**Applicant Steven Theodore (Theodore & Theodore Architects), as authorized by Will and Pia Neilson**  
**December 31, 2017 at 1:10 PM**

Location: Will and Pia Neilson property at 69 Mill Island Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 4/55) (the "Property").

Attending: Will Neilson (PB Chair and Property owner); Roger Heard (PB); Jennifer Geiger (PB); Matt Caras (PB); Mike Kreindler (CEO); Steven Theodore (Applicant); Duncan Barnes (observer); Anne Barnes (observer); Sally Caras (observer).

Will Neilson recused himself *qua* Board member, participating in the site walk in the sole capacity of Property owner; Roger Heard presided over the site walk on behalf of the Planning Board.

Reference is made to a Site Walk on December 4, 2016 at this same site in connection with the Applicant's then pending Conditional Use Permit Application which was subsequently approved by the Planning Board, which Application was for a driveway and earth moving.

With the aid of the materials provided by the Applicant, the Applicant and the Property owner described: (1) the location and dimensions of the proposed freestanding structure to house a wood fired oven just north of the house; (2) the location and volume of the proposed earth moving required to create a stabilized area of turf that is approximately 16 feet wide and that runs south from the relocated barn between the man-made pond and the house and ending just south of the house; (3) the location and volume of the proposed earth moving required to restore a portion of the existing driveway and turnaround south of the house to lawn, with a stabilized base remaining beneath each; (4) the location and volume of the proposed earth moving required to create a new turnaround south of the house; (5) the location of the proposed set of stone or concrete steps to be constructed just northeast of the house; and (6) the removal of a well-house just south of the house, and the dimensions of the proposed new stone well-cover to be installed.

Most of the earth moving and accessory structures (1) through (6) above are within the Shoreland Zone and the Resource Protection District.

This Site Walk concluded at 1:30 PM.