

**Town of Arrowsic
Planning Board Minutes
January 2, 2017**

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

The meeting was called to order by Will Neilson at 7:07.

1. 2017 Planning Board Schedule. It was agreed to hold the July meeting on Wednesday July 5.
2. Changes to the Ordinance to allow in-law apartments. Will opened the discussion by requesting input from the Select Board members on what information from the Planning Board would be useful for their consideration of the issue. He indicated that the board could make recommendations. He also indicated that the board is inclined to be fairly restrictive. There then followed a detailed discussion of various aspects of the issue. There was a brief discussion about who would be eligible to stay in one of these apartments. Matt indicated that there might be issues about which relationships are allowed. Roger read several existing ordinances from other towns that spell out the family relationship explicitly. He also mentioned that in these, the accessory dwelling unit must be incorporated in the principle structure. Will mentioned that there are 116 properties without enough acreage to build a second dwelling unit that might be affected by any change. Matt raised the issue that there might be no restriction on the size of the accessory dwelling unit. Roger mentioned that one of the other sample ordinances placed a restriction of 600 square feet. Bill discussed the Comprehensive Plan. He suggested that there was a clear attempt to restrict growth and retain the rural quality of the town. He indicated that not changing the ordinance would reflect this. Bill suggested if that course is followed it might be appropriate to have a town meeting to discuss it. Roger mentioned a survey done in 2002. He felt that this would be a good way to get a good cross section of opinion. Mike raised the issue that because the town is small with a very light staff, adding something involving more regulation is not desirable. Roger asked the Select Board members what they thought. Michele indicated that she felt that the change was being driven by a very small base and she was inclined to not make any change. Bill also indicated that he was not in favor of a change at this time. Bill suggested writing a summary of the issue. Will suggested calling Samantha to indicate that the Board was not ready to recommend a change to the ordinance and also prepare a letter that could be published in the Arrow summarizing the decision. Mike suggested putting the letter in the Town Report.
3. Will asked about other changes to the Ordinance. Mike mentioned Section 3.6.2.1 concerning minimum size of dwelling which he felt was confusing. He mentioned that floor area is used elsewhere and that it includes the outside wall. There was discussion about the definition of living space. It was agreed that the enclosed space

did not include the outside walls. After discussion, Mike agreed that no change was needed.

4. November minutes. Don moved to accept as amended. Roger seconded and all voted in favor.
5. Minutes of the Site Walk of December 4 at the Neilson property. Roger moved to accept as amended. Don seconded and all voted in favor.
6. Minutes of the Site Walk of December 4 at the Stone property. Roger moved to accept as amended. Don seconded and all voted in favor.
7. December minutes. Roger moved to accept as amended. Don seconded and all voted in favor.
8. Roger moved to adjourn at 9:13. Don seconded and all voted in favor.

Submitted by Chris Brett, Secretary