

**Town of Arrowsic
Minutes of Planning Board Meeting
January 3, 2018 at 7:00 PM
Arrowsic Town Hall**

Attending: Will Neilson (PB Chair); Roger Heard (PB); Jennifer Geiger (PB); Matt Caras (PB); Don Kornrumpf (PB); Mike Kreindler (CEO); Chuck Tarbox (Applicant); Steven Theodore, Theodore & Theodore Architects (Applicant, as authorized by Will and Pia Neilson).

Consideration of Conditional Use Permit Application for an expansion of a non-conforming residential structure by Charles and Christine Tarbox on property owned by them and located at 6 Palace Cove Road (Arrowsic Tax Map/Lot Number 5/043-001).

- A site walk was taken on December 31, 2017. The proposed addition and earth moving are within the Shoreland Zone and the Shoreland District. The Applicant stated that DEP approval is required for this project. The Applicant reported that earlier today, in response to the Applicant's application for DEP approval, the Applicant received a request from the DEP for additional information. Therefore, it appearing that, with the exception of DEP approval, the Conditional Use Permit Application satisfies the provisions of section 4.2.2 of the Ordinance, motion was made to find the Application complete. All Board members in attendance voted in favor of the motion.
- The Applicant then described the project that is the subject of the Application. And the Applicant reported that he met with the CEO yesterday to further review the project in light of the requirements of Section 1.3.2.1 of the Ordinance. After discussion, it was determined that the project can be completed in compliance with Section 1.3.2.1.
- The Board then reviewed the ten factors set forth in Section 4.2.3 of the Ordinance. By unanimous agreement of its members, the Board made a positive finding that the proposed use satisfies the requirements of 4.2.3, including the requirement that the proposed use is in conformance with the provisions of section 3.0 Performance Standards. Thereafter, motion was made to approve the Application, subject to two conditions: (1) "At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters." and (2) "Receipt of Approval by the Maine DEP of the Permit by Rule." All Board members in attendance voted in favor of the motion. It is noted that the CEO's Existing Non-Conforming Shoreland Structure Worksheet (3 pages) is inserted into the Application, and that it supersedes any drawings that were included in the Application that are inconsistent with the Worksheet.
- App # CU18-01PB dated January 3, 2018 was then provided to the Applicant.

Consideration of Conditional Use Permit Application for Accessory Structure, Driveway and Earth Moving by Steven Theodore (Theodore & Theodore Architects), as authorized by Will and Pia Neilson, on property owned by Will and Pia Neilson and located at 69 Mill Island Road (Arrowsic Tax Map/Lot Number 4/55).

- Will Neilson, the property owner, recused himself; for the review of this Application, Jennifer Geiger presided as Chair of the Planning Board.

- A site walk was taken on December 31, 2017. The proposed Accessory Structure, Driveway and Earth Moving are within the Shoreland Zone and the Resource Protection District. It appearing that the Conditional Use Permit Application satisfies the provisions of Section 4.2.2 of the Ordinance, motion was made to find the Application complete. All Board members in attendance, except Will Neilson who abstained, voted in favor of the motion.
- The Applicant then described the project that is the subject of the Application.
- The Board then reviewed the ten factors set forth in Section 4.2.3 of the Ordinance. By unanimous agreement of its members, the Board made a positive finding that the proposed use satisfies the requirements of 4.2.3, including the requirement that the proposed use is in conformance with the provisions of Section 3.0 Performance Standards. The Board, on its initiative, imposed one condition, to wit: "At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters." Thereafter, motion was made to approve the Application. All Board members in attendance, except Will Neilson who abstained, voted in favor of the motion.
- App # CU18-02PB dated January 3, 2018 was then provided to the Applicant and the property owner.

Meeting adjourned at 9:00 PM.