

**Town of Arrowsic
Planning Board Minutes
October 6, 2014**

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

The meeting was called to order at 7:00 PM by Will Neilson.

1. The Nature Conservancy Permit Application. Will brought up the fact that both his property and Roger's property border the property subject to the application discussed below. He reviewed the Maine municipal guidelines concerning conflict of interest. He indicated that if the matter before the board involved a potential change in property values, this would require recusal. All members of the board agreed that the work covered by the permit did not appear to have an effect on property values.
2. The Nature Conservancy Conditional Use Permit for saltmarsh restoration (Map 004, Lot 059). The work covered by the application included removal of a causeway and bridge across a salt marsh and creation of a parking area Will reviewed the requirements for determining completeness of the application as outlined in Section 4.2.2. The dimensional requirements were discussed and the included map was reviewed. The road removal will come within 20 feet of Roger's property and approximately 240 feet of the adjacent Holt Forest Property. All agreed that the requirements of 4.2.2 a, b and c were satisfied. Nancy indicated that she phoned the Army Corp earlier in the day to determine the status of the application which was submitted on 9/5/2014. The party handling the application was out of the office until Wednesday. The board agreed that all permits must be obtained before application approval and therefore the application would have to be considered incomplete. There was further discussion. Nancy questioned how the application for the proposed trail should be handled given that the trail will cross over from the Nature Conservancy land into the Holt property. It was agreed that there could be a joint application for this. The board would need a request from the Holt property owners to do so.
3. Elaine Koufman Conditional Permit Application for construction of a driveway partially in the Shoreland Zone (Map 5, Lot 14-3). Scott Bubar acting as owner's agent provided copies of the proposed driveway plan and NRPA permit to be included with the existing application.

Will reviewed the requirements for determining completeness of the application as outlined in 4.2.2. Roger moved to find the application complete, Don seconded and all voted in favor.

Scott discussed details of the project. He indicated he talked with J. R. Hill about the elevation of the driveway at the garage. The contractor is intending to keep the

driveway as low as possible to avoid a steep grade down to the adjacent septic system. He anticipated blasting some of the ledge at the end of the driveway to help do this.

Mike discussed the covenants which apply to the construction which are not part of the town's jurisdiction.

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. Jennifer seconded and all voted in favor.

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

4. Matt raised the issue of how the board should establish who is an agent for a landowner in the application process. There was some discussion but no consensus was reached.
5. Roger moved to adjourn. Jennifer seconded and all voted in favor. The meeting adjourned at 9:15.

Submitted by Chris Brett, Secretary