

**Town of Arrowsic
Planning Board Minutes
October 5, 2015**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Geoff Cartmell (PB), Mike Kreindler (CEO), Susan Mendleson, Steve Bonine, Eileen Bonine, Paul and Lynn Cunningham

The meeting was called to order by Will Neilson at 7:05.

1. Conditional Use Permit for a driveway at the Bonine property, 17 Jetty Point Lane (Map 5, Lot 14-1). A site walk was conducted at the property prior to the board meeting. Susan Mendleson, architect, presented a plan of the proposed driveway and gave a description of the work involved. Will outlined the requirements for determining completeness of the application contained in 4.2.2. The submitted application was reviewed. Roger moved to find the application complete. Chris seconded and all voted in favor.

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.

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. All agreed.

Will conserve actual points of public access to water. All agreed.

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. All agreed that the provisions were met.

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

2. Paul and Lynn Cunningham discussion concerning a shore lot division. The Cunninghams own property on the Sasanoa River that they would like to divide in order to convey a lot to their daughter. They presented several survey plans which they felt would meet the dimensional requirements of the ordinance. There was discussion of the specific requirements particularly the minimum lot width within 100 feet of the water as noted in Table III Note (5). It appeared that the proposed division would not meet this requirement. After review, it was concluded that the lot could be divided but not into 2 shorefront lots. Will raised the possibility of granting an easement to allow the owners of the lot without water frontage to have access. He recommended consultation with an attorney familiar with property law to explore possible options.
3. Minutes of September. Roger moved to accept as written. Geoff seconded and all voted in favor.
4. Roger moved to adjourn at 8:35. Chris seconded and all voted in favor.

Submitted by Chris Brett, Secretary