

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

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Don Kornrumpf (PB), Mike Kreindler (CEO), Jennifer Geiger, Steven Theodore, Wiebke Theodore

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

1. Conditional Use Permit for Road / Driveway, Accessory Structure, Haul Out, Stair, Parking located at 367 Bald Head Rd in the Shoreland Zone submitted by Steven Theodore for Peter Speicher. (Map 002, Lot 017-3). A site walk was conducted at the property on October 1. Will outlined the requirements for determining completeness of the application contained in 4.2.2. The submitted application was reviewed. Eco-Analysts had prepared an application for a DEP Permit-By-Rule to cover the construction of stairs to access the float and for replacement of the float haul out. The Conditional Use Permit application also included several maps indicating the location of the proposed parking area, the new path and location of the stairs. A more recent contour map was distributed to the members of the board. Chris raised the fact that the DEP permit described a stairway that was substantially different than that shown on the application. There was then discussion about the amount of change involved. It was suggested that it would be difficult to approve something that was substantially different than that shown on the drawings. Steven indicated that the Planning Board does not need to approve the walkway. Will reviewed 3.6.2.6 which indicates that the Code Enforcement Officer may issue a permit for stairways and access to the water. Will suggested that a note be added to the permit which would indicate that any changes to the stairway could be handled by the Code Enforcement Officer.

Will reviewed 3.11.6 which states that a temporary haul out requires a conditional use permit. 3.8 Driveway Construction was reviewed. There was discussion of the drainage for the driveway and foliage coverage. Section 3.2.2 was mentioned which described a 6 foot path through the buffer. Mike raised the point that there is provision for only for one path through the buffer. There was discussion about the fact that if more than 25 cubic yards of material are used, a Conditional Use Permit is required.

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. 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. N/A.

The provisions of 3.0 Performance Standards were then reviewed by the board. All agreed that the provisions were met.

Will suggested that the following condition be added to the permit. "Modification to the permitted stairway shall be reviewed by the Code Enforcement Officer".

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

2. Minutes of Site Walk August 7. Chris moved to approve the minutes as amended. Don seconded and all voted in favor.
3. Minutes of August 7. Chris moved to approve the minutes as amended. Don seconded and all voted in favor.
4. Jennifer moved to adjourn at 9:00. Roger seconded and all voted in favor.

Submitted by Chris Brett, Secretary