

**Town of Arrowsic  
Planning Board Minutes  
November 7, 2011**

Present: Will Neilson, Chair; Roger Heard, Chris Brett, Geoff Cartmell, Brian Detwiler, Matt Caras, Mike Kreindler, CEO

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

1. Tom Stocker request for an amendment to the Collins Pattee subdivision. Tom recently purchased two lots in the subdivision, Lots 3D and the adjacent lot between it and the Galuza property. Tom described his desire to expand the existing building envelope to include a better building site. He presented a survey showing the proposed expansion by Island Surveys. Neighbors Doug and Susan Kimball were present at the hearing and indicated their desire to retain the character of the subdivision.

Mike gave a brief description of the history of the subdivision. It was created in 1981 with 5 lots as the Newtown Hill Subdivision. The subdivision was modified in 1990 by dividing Lot 3 into 4 additional lots.

Will discussed the fact that the building envelope is not an ordinance requirement but rather a building covenant. The only reason that the Planning Board would need to be involved is because the building envelope is shown on the approved Final Subdivision Plan which would have to be amended. The Planning Board agreed that there would be no objection with changing the building envelope as long as it conforms to the Zoning Ordinance and that the other members of the subdivision also were in agreement. Will indicated that there might need to be formal releases from all other lot owners in the subdivision, an attorney's opinion and a review by the town's attorney.

2. Minutes of October 3. Roger moved to approve the minutes as amended. Geoff seconded and all voted in favor.
3. There was continued discussion of including wording in the ordinance regarding invasive species raised by the Conservation Commission at the last meeting. This will be taken up at the next meeting.
4. Roger gave a brief overview of changes which would improve sections 8.4.4 and 8.4.5 of the Subdivision Ordinance. He indicated that he will continue working on this and will present revised wording at the next meeting.
5. Chris moved to adjourn. Roger seconded and all voted in favor. The meeting adjourned at 8:53.

Submitted by Chris Brett, Secretary