

**Town of Arrowsic
Planning Board Minutes
November 7, 2016**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Matt Caras (PB), Don Kornrumpf (PB), Jennifer Geiger (PB), Mike Kreindler (CEO), John Wood, Tim Forrester, John Stone, John Hinds, Susan MacGillvary

The meeting was called to order by Will Neilson at 7:07.

1. Conditional Use Permit for construction of a driveway located in the Shoreland Zone submitted by John Stone at 42 Old Stage Rd. (Map 005, Lot 033). A site walk was conducted at the property on November 6. Will outlined the requirements for determining completeness of the application contained in 4.2.2. The submitted application was reviewed. The map of the proposed driveway was discussed. It showed the driveway entrance located about 80 feet from the culvert at Cranberry Pond. A NERPA permit was received for locating the driveway in that position. Roger read Section 3.8.2 d) which requires that a driveway be setback at least 100 foot from a water body, unless no other reasonable alternative exists. John indicated that he located it at 80 from the culvert to avoid cutting some older trees and to avoid being too close to the adjacent property line. There was discussion of the fact that the proposed driveway entrance location was flagged but that the path it would follow to the house site was not. Members of the board felt that it was difficult to approve the permit without this information. The abutters indicated that they felt that the driveway was located in the most desirable location from their point of view. The board voted 3 to 1 to find the application incomplete. John Stone indicated that he would prepare a new site plan for review by the board including more detailed information regarding the location of the driveway for the next meeting. Mike indicated that there was some confusion about the size of the lot on various documents. John indicated that he would make the necessary changes. John asked if Tim should attend the next meeting to answer questions regarding the NEPRA permit. Will indicated that this would not be necessary.
2. July 6 minutes. Roger moved to accept as amended. Don seconded and all voted in favor.
3. October 2 Site Walk minutes. Roger moved to accept as written. Chris seconded and all voted in favor.
4. October 3 minutes. Roger moved to accept as amended. Jennifer seconded and all voted in favor.
5. November 6 Site Walk minutes. Chris moved to accept as written. Don seconded and all voted in favor.
6. August 1 minutes. Roger moved to accept as amended. Jennifer seconded and all voted in favor.

7. Roger moved to adjourn at 9:25. Don seconded and all voted in favor.

Submitted by Chris Brett, Secretary