

**Meeting Minutes  
Planning Board  
Town of Arrowsic, ME  
12/05/2011  
As amended and approved 2/06/12**

In Attendance: Chairman Will Neilson, Roger Heard, Mike Kriendler, Matt Caras, Andrea Galuza, Lisa Holley, and Geoffrey Cartmell.

Chairman Neilson called the meeting to order at 7:10 pm.

The planned visit from the town Board of Selectmen was cancelled.

Lisa Holley was present to ask for clarification of town ordinances pertaining to signs, most specifically Sections 3.14.2.4 and 3.14.2.8 of the Town of Arrowsic Zoning Ordinance. Lengthy discussion ensued around Arrowsic's sign standards vs. other nearby town standards for the number of signs allowed, placement of those signs, as well as the size & color of signs. Lisa's focus was on the real estate signs used in her business which led the group to discussion of signs in general, and what is in fact allowed, or not allowed as the current ordinances are written. The overall conclusion was that more quantifiable and enforceable verbage would better suit sign users, the Code Enforcement Officer, and the general public. Roger offered up a rewrite that appears to solve the issues by making substitutions as follows in 3.14.2.8-- "three square feet" will be changed to "four square feet", and "sale of property" will be changed to "sale of real estate". The changes will be submitted to the Selectmen with the request that they be voted on at the next town meeting. Chairman Neilson asked for a motion to accept the proposed amendment of the ordinance. Roger moved, Geoffrey seconded, and all voted in favor.

The next subject of discussion was the Harcourt property on Route 127 which was recently acquired by the town due to non-payment of real estate taxes. The property is less than 2 acres, and as such is a non-conforming lot with limitations as to its use. Various possible uses were discussed and hypothetical situations tested in the event the Town were to sell the property to a party other than an abutter. Ordinances 1.3.3 Non-conforming Uses and 1.3.4 Non-conforming Lots were reviewed by the Board with a number of viewpoints aired, and while no concrete conclusions drawn as to what should be done with the lot, the consensus favored sale to an abutter or retention of the property by the Town.

The next discussion was around comments of the DEP's Mike Morse on the proposal from the Arrowsic Conservation Commission of an exemption for removal of non-native invasive plants from otherwise applicable restrictions on cutting or removal. He indicated that the DEP would be receptive to such a proposal, and that the DEP is actually working on this same subject. It was agreed by the Board that it is desirable in general for Arrowsic ordinances to mirror the State guidelines to the extent possible unless there are specific reasons not to. It was agreed to further discuss the matter with the Conservation Commission.

Roger handed out the newest rewrite of Subdivision Ordinance Sections 8.4.3 (Final Approval and Filing), and 8.4.4 (Revisions to Approved Plans). It was decided that the document should be held over for discussion at the Board's next meeting in January.

Chairman Neilson requested a motion for the meeting to be adjourned. Roger so moved, Andrea seconded, and all voted in favor. The meeting was adjourned at 9:17 pm.

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