

**Planning Board
Town of Arrowsic, Maine
Minutes
December 3, 2012**

Present: Will Neilson, Chair, Roger Heard, Geoff Cartmell, Andrea Galuza, Jennifer Geiger and Don Kornrumpf.

Others: Mike Kreindler, CEO, Tim Forrester, ECO-ANALYSTS, INC and Matt Caras.

Will Neilson called the meeting to order at 7:07PM.

1. The first agenda item is a Conditional Use Permit for Tom Eichler, 38 Preble Point Road, Map 6 Lot 7, for a 12 ft. long 6 ft. wide permanent pier, a 40 ft. ramp 3.5 ft. wide and a 10ft. by 20 ft. dock. Tom Eichler was not at the meeting but was represented by Tim Forrester a biologist with ECO-ANALYSTS, Inc..

Will reviewed the requirements of section 4.2.2 concerning the completeness of the application. Permits from the DEP, the Army Corps of Engineers and approval from the Maine Historic Preservation Commission were received and presented to the Board. A plot plan with dimensions of the project and a statement of use were also included in the application. Roger moved to find the application complete which Geoff seconded and all voted in favor.

Tim Forrester gave a brief description of the project, which was fully covered in the bound application from ECO-ANALYSTS, INC.. A site walk took place Sunday, December 2, 2012. The new pier is at the location of a previous dilapidated pier facing north on the Sasanoa River. No emerging vegetation is located in-line with the pier and there would be no impact on endangered species. Some lower branches of two cedar trees on either side of the pier will be removed.

The Board then reviewed the provisions of Section 4.2.3.

- (1) Will not result in unsafe or unhealthy conditions. All agreed.
- (2) Will not result in erosion or sedimentation. All agreed. The board agreed to add the following language to the permit. "At all times, during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface water."
- (3) Will not result in water pollution. All agreed.
- (4) Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat. All agreed.
- (5) Will conserve shoreland vegetation. All agreed.
- (6) Will conserve the visual points of access to waters as viewed from public facilities. All agreed.

- (7) Will conserve actual points of public access to water. All agreed.
- (8) Will conserve natural beauty. All agreed.
- (9) Will avoid problems associated with flood plain development and use.
- (10) Is in conformance with the provisions of Section 3.0 Performance Standards. All agreed.

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

2. The minutes for the December 2, 2012 site walk at the home of Tom Eichler, 38 Preble Point Road, Map6 Lot7, were reviewed. Andrea moved to approve with two corrections which Geoff seconded and all voted in favor.
3. Mike informed us that the Tax Maps show a number of combined lots for tax purposes, which are actually two or more legal lots. Tax rates are generally lower for most combined lots. He requested that the maps be made to show the legal lots by dotted lines or other means. Roger said that he would inform the Assessor, Sukey Heard, that we wish to have the legal lots shown on the Tax Maps. Mike will also speak with Sukey.

Mike then informed us that the Miller property, Map6 Lot 1-4, in the Preble Point Subdivision was for sale and had a four bedroom house with a three bedroom apartment. The current septic was only for a four bedroom house so it must be upgraded to meet the seven bedroom standard. The apartment issue never came before the Planning Board in 1999 so it was recommended by the Board that Mike should talk with the Selectmen about what they wish to do with this issue.

At 8:47PM Roger moved to adjourn which Jennifer seconded and all voted in favor.

Roger Heard