

**Town of Arrowsic
Minutes of Planning Board Meeting
December 5, 2016 at 7:00 PM
Arrowsic Town Hall**

Attending: Will Neilson (PB Chair); Roger Heard (PB); Jennifer Geiger (PB); Matt Caras (PB); Don Kornrumpf (PB); Mike Kreindler (CEO); Jack Stone (Applicant); John Hinds (abutter to Stone property); Steven Theodore, Theodore & Theodore Architects (Applicant, as authorized by Will and Pia Neilson).

Consideration of Conditional Use Permit Application (amended) for driveway by John F. Stone, Jr. on property owned by him and located on McFadden Road (Arrowsic Tax Map/Lot Number 5/33).

- Site walks were taken on November 6 and December 4, 2016, and a preliminary review of this matter occurred at the Planning Board's meeting on November 7, 2016. The proposed driveway is within the Shoreland Zone and the Special Protection District. A Finding of Fact and Order from the DEP (NRPA Permit) were previously received by the Applicant (a portion of the property is in a moderate value Inland Waterfowl and Wading Bird Habitat and Significant Wildlife Habitat). Therefore, it appearing that the Conditional Use Permit Application, as amended, satisfies the provisions of section 4.2.2 of the Ordinance, motion was made (Roger Heard), and seconded (Don Kornrumpf), to find the Application, as amended, complete. All Board members in attendance voted in favor of the motion.
- Mike Kreindler noted, because it is not shown in the materials provided by the Applicant, that the portion of the proposed driveway that extends beyond the proposed structure, is within the Shoreland Zone because it is within 250' of the salt marsh that is shown on the materials. The Applicant, Jack Stone, acknowledged and confirmed this to be true.
- The Board then reviewed, based on the information presented by the Applicant, the ten factors set forth in section 4.2.3 of the Ordinance. By unanimous agreement of its members, the Board made a positive finding that the proposed use satisfies the requirements of 4.2.3, including the requirement that the proposed use is in conformance with the provisions of Section 3.0 Performance Standards. The Board, on its initiative, imposed one condition, to wit: "At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters." Thereafter, motion was made (Roger Heard), and seconded (Don Kornrumpf), to approve the Application, as amended. All Board members in attendance voted in favor of the motion.
- App # CU16-06PB dated December 5, 2016 was then provided to the Applicant.

Consideration of Conditional Use Permit Application for driveway and earth moving by Steven Theodore (Theodore & Theodore Architects), as authorized by Will and Pia Neilson, on property owned by the Neilsons and located at 69 Mill Island Road (Arrowsic Tax Map/Lot Number 4/55).

- Will Neilson, the property owner, recused himself; for the review of this Application, Roger Heard presided as Chair of the Planning Board.
- A site walk was taken on December 4, 2016. The proposed driveway is within the Shoreland Zone and the Resource Protection District. The Board noted that the barn, so-called, is being moved and that it is within the Shoreland Zone. Therefore, the Applicant amended section A.6

of the Application to provide that the Application is for "Accessory Structure," as well as driveway and earth moving. It appearing that the Conditional Use Permit Application satisfies the provisions of section 4.2.2 of the Ordinance, motion was made (Don Kornrumpf), and seconded (Jennifer Geiger), to find the Application complete. All Board members in attendance, except Will Neilson who abstained, voted in favor of the motion.

- It was noted that the materials provided by the Applicant indicate that the earth moving (trench to bury power lines) continues from the Applicant's property onto the abutter's property, but that no Application from the abutter is required because the trench is at that point outside the Shoreland Zone.
- The Board then reviewed, based on the information presented by the Applicant, the ten factors set forth in section 4.2.3 of the Ordinance. By unanimous agreement of its members, the Board made a positive finding that the proposed use satisfies the requirements of 4.2.3, including the requirement that the proposed use is in conformance with the provisions of Section 3.0 Performance Standards. The Board, on its initiative, imposed one condition, to wit: "At all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters." Thereafter, motion was made (Jennifer Geiger), and seconded (Don Kornrumpf), to approve the Application. All Board members in attendance voted in favor of the motion.
- App # CU16-07PB was then provided to the Applicant and the property owner.

Following consideration of the two Conditional Use Applications, the Board engaged in a brief discussion regarding the on-going consideration of the "in-law apartment" question.

Meeting adjourned at 9:45 PM.