

**Town of Arrowsic
Planning Board Minutes
February 1, 2016**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Geoff Cartmell (PB), Matt Caras (PB), Mike Kreindler (CEO)

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

1. In-law Apartment considerations. The issue of modifying the zoning ordinance to allow in-law apartments was discussed at the last meeting. Will summarized his recent discussion with the Select Board on the issue. They felt the issue was important and should be pursued. They also felt it would take time to consider and would not be possible to consider changes until the 2017 Town Meeting. Will suggested that the board schedule a public meeting to solicit comments from town residents in the spring. There was agreement to do that. There was then discussion of various possible ways to implement the change. Will suggested that one way of handling it would be to require all zoning regulations be followed with the exception of the lot size requirement. Mike suggested that the ZBA could grant a variance to relax the dimensional requirements. Chris mentioned that the addition of an apartment would almost always require an expansion of the existing septic system which could not be subject to possible changes to the ordinance. It was agreed to setup a public meeting on April 6 to solicit sentiment on the subject.
2. Changes to Ordinance for Town Meeting. There was discussion of Table III, Minimum Shore Frontage and Note (5). It was agreed to adopt the State's definition of Shore Frontage in the Definitions and Table III. There was discussion of the effect of including wetland in the minimum lot size in the ordinance. The State's definition excludes it. It was decided to reconsider this at a later time.
3. Minutes of Oct. Roger moved to accept as amended. Matt seconded and all voted in favor.
4. Minutes of Dec. Roger moved to accept as amended. Matt seconded and all voted in favor.
5. Minutes of January. Roger moved to accept as amended. Matt seconded and all voted in favor.
6. Geoff moved to adjourn at 9:00. Roger seconded and all voted in favor.

Submitted by Chris Brett, Secretary