

**Town of Arrowsic
Planning Board Minutes
April 2, 2012**

Present: Will Neilson, Chair; Chris Brett, Geoff Cartmell, Roger Heard, Matt Caras, Mike Kreindler, CEO

The meeting was called to order at 7:10 PM by Will Neilson.

1. Flood Plain Map revision. Mike gave an overview of the process that FEMA is undertaking to update their Flood Plain maps. He pointed out the current maps are from 1990. FEMA is collecting new scientific information, including past history and the effect of ocean level rise to use in the revision. The elevation levels will also be based on more accurate models of the coast and will use more accurate mapping technology. He thought that the levels will most likely be somewhat higher than currently. He indicated that the code enforcement officer is the flood plain administrator. There was a discussion of the fact that there are very few houses that are in the flood plain but that the biggest issue is probably the fact that route 127 floods in several places.
2. Minutes of February 6. Roger moved to approve the minutes as amended. Chris seconded and all voted in favor.
3. Ordinance Changes for Town Meeting. Will handed out a draft of the proposed ordinance changes. The changes were reviewed and discussed.
 - Mike suggested some minor wording changes to 3.2.8. Roger moved to accept Mike's changes. Geoff seconded and all voted in favor. There were two additions to the list of non-native invasive plants. Roger approved making this list Table IV. Geoff seconded and all approved.
 - The change to Section 3.14.2.8 involving temporary signs was approved at a prior meeting.
 - Mike discussed changes needed to Table 1. Approval at town meeting for these changes is not required because the changes correct editing errors introduced after wording approval at a prior town meeting. The text in the Land Use column under item 6 Structures that reads "Accessory structures under 100 sq. ft." should be changed to "Accessory structures under 200 sq. ft." and "Additions under 100 sq. ft." should be changed to "Additions under 200 sq. ft."
 - Changes to Subdivision Ordinance 8.4.3 – 8.4.6 were discussed. Several minor modifications were suggested. Roger moved to approve the changes, Geoff seconded and all voted in favor.Revised wording of all proposed changes is appended.
4. Roger moved to adjourn. Geoff seconded and all voted in favor. The meeting adjourned at 8:45.

Submitted by Chris Brett, Secretary

Ordinance changes for 2011 – 2012

Strikethroughs are eliminations with the new wording underlined.

3.14.2.8 Temporary signs shall be limited to a quantity of two at a maximum of ~~three~~ four square feet each and shall not be displayed for more than 30 days per year, except that signs advertising the sale of ~~property~~ real estate may remain until the property is sold.

3.2.8 Non-native invasive vegetation species, as listed in Table IV, may be removed in the Shoreland Zone or within fifty (50) feet of a town way or in any location where the removal may otherwise be restricted by the Ordinance only after obtaining a permit granted by the Code Enforcement Officer.

- a. When the removal of non-native invasive vegetation species results in the creation of cleared area that would otherwise be prohibited, the area affected shall be replanted with native species which at their maturity will be of similar size and bulk. A detailed replanting plan must be submitted with the permit application for approval by the Code Enforcement Officer. The plan shall include the following:
- 1) the species, size, quantity and locations of the vegetation to be planted
 - 2) a schedule for replanting beginning as soon as possible within a growing season, and a completion date
 - 3) a maintenance plan for replacing dead or dying replanted vegetation

A list of native species is available in “The Buffer Handbook Plant List” available from the Maine Department of Environmental Protection.

- b. The CEO may consult with the Arrowsic Conservation Commission to determine if the vegetation proposed to be removed is a non-native invasive species and if the replacement vegetation is suitable to meet the buffer and/or vegetation standards for the area. Certification by a qualified professional plant expert may also be required at the landowner’s expense.

TABLE IV
NON-NATIVE INVASIVE PLANTS

TREES

Norway Maple	<i>Acer platinoides</i>
Common Buckthorn	<i>Rhamnus cathartica</i>
Glossy Buckthorn	<i>Rhamnus Frangula</i>
Autumn Olive	<i>Eleagnus umbellate</i>
Russian Olive	<i>Eleagnus angustifolia</i>

SHRUBS

Japanese Barberry	<i>Berberis thunbergii</i>
Burning bush	<i>Euonymus alata</i>
Tartarian honeysuckle	<i>Lonicera Tartaria</i>
Morrow's honeysuckle	<i>Lonicera morrowi</i>
Japanese honeysuckle	<i>Lonicera japonica</i>
Bittersweet	<i>Celastrus orbiculatus</i>
Multiflora Rose	<i>Rosa multiflora</i>
Rugosa Rose	<i>Rosa rugosa</i>

PERENNIALS

Purple loosestrife	<i>Lythrum Salicaria</i>
Yellowflag Iris	<i>Iris pseudacorus</i>
Garlic mustard	<i>Allaria pedicularia</i>
Giant Hogweed	<i>Heracleum mantegazzianum</i>
Black Swallow-wort	<i>Cynanchum nigrum</i>
Pale Swallow-wort	<i>Cynanchum vincetoxicum</i>
Japanese Knotweed	<i>Polygonum cuspidatum</i>
Phragmites	<i>Phragmites australis</i> (European form)

Subdivision Ordinance

Underlined parts are new with the old sections 8.4.3, 4, 5 and 6 all eliminated with the exception of part of 8.4.3.1.

8.4.3 Final Approval and Filing.

1. The Board shall act on a Final Plan within thirty (30) days from the date of receipt of the completed Final Plan application unless the subdivider agrees to an extension of the period. No Plan shall be approved by the Board as long as the applicant is in violation of the provisions of a previously approved Plan within the Town.
2. Upon findings of fact and determination that all standards in Title 30-A M.R.S.A., §4404, and these regulations have been met, and upon voting to approve the subdivision, the Board shall sign the Final Plan. The Board shall specify in writing its findings of facts and reasons for any conditions or denial. One copy of the signed Plan shall be retained by the Board as part of its permanent records and one copy of the Plan will be returned to the subdivider. One copy of the signed Plan shall be forwarded to the Tax Assessor and one copy to the Code Enforcement Officer. Any subdivision not recorded in the Registry of Deeds within ninety days of the date upon which the Plan is approved and signed by the Board shall become null and void.
3. At the time the Board grants Final Plan approval, it may permit the Plan to be divided into two or more sections subject to any conditions the Board deems necessary in order to ensure the orderly development of the Plan. If any Town or quasi-Town department head notified of the proposed subdivision informs the Board that their department does not have adequate capital facilities to service the subdivision, the Board shall require the Plan to be divided into two or more sections subject to any conditions the Board deems necessary in order to allow the orderly planning, financing and provision of public services to the subdivision. If the expansion, addition or purchase of the needed facilities is included in the Town's capital improvements program, the time period of the phasing shall be no longer than the time period contained in the capital improvements program for the expansion, addition or purchase.
4. No changes, erasures, modifications, or revisions shall be made in any Final Plan after approval has been given by the Board and endorsed in writing on the Plan, unless a revised Final Plan is first submitted and the Board approves any modifications, in accordance with Article 8.4.4. The Board shall make findings that the revised Plan meets the criteria of Title 30-A M.R.S.A., §4404, and the standards of these regulations. In the event that a Plan is recorded without complying with this requirement, it shall be considered null and void, and the Board shall institute proceedings to have the Plan stricken from the records of the Registry of Deeds.

5. The approval by the Board of a Subdivision Plan shall not be deemed to constitute or be evidence of any acceptance by the Town of any street, easement, or other open space shown on such Plan. When a park, playground, or other recreation area shall have been shown on the Plan to be dedicated to the Town, approval of the Plan shall not constitute an acceptance by the municipality of such areas. The Board shall require the Plan to contain appropriate notes to this effect. The Board may also require the filing of a written agreement between the applicant and the Town Selectmen covering future deed and title dedication, and provision for the cost of grading, development, equipment, and maintenance of any such dedicated area.

6. Except in the case of a phased development plan, failure to complete substantial construction of the subdivision within five years of the date of approval and signing of the Plan shall render the Plan null and void. Upon determining that a subdivision's approval has expired under this paragraph, the Board shall have a notice placed in the Registry of Deeds to that effect.

8.4.4 Revisions to Approved Plans

1. **Procedure.** An applicant for a revision to a previously approved Plan shall, at least 15 days prior to a scheduled meeting of the Board, request to be placed on the Board's agenda. If the revision involves the creation of additional lots or dwelling units, the procedures for Preliminary Plan approval shall be followed. If the revision involves only modifications of the approved Plan, without the creation of additional lots or dwelling units, the procedures for Final Plan approval shall be followed.

2. **Submissions.** The applicant shall submit a copy of the approved Plan as well as 8 copies of the proposed revisions. The application shall also include enough supporting information to allow the Board to make a determination that the proposed revisions meet the standards of these regulations and the criteria of the statute. The revised Plan shall indicate that it is the revision of a previously approved and recorded Plan and shall show the title of the subdivision and the book and page or cabinet and sheet on which the original Plan is recorded at the Registry of Deeds.

3. **Scope of Review.** The Board's scope of review shall be limited to those portions of the Plan which are proposed to be changed.