

Town of Arrowsic

Planning Board Minutes

April 1, 2013

Present (PB=Planning Board; CEO=Codes Enforcement Officer; DR=Distinguished Resident)-- Will Neilson (PB), Chair; Roger Heard (PB); Geoffrey Cartmell (PB); Don Kornrumpf (PB); Jennifer Geiger (PB); Mike Kreindler (CEO); Matt Caras (DR).

The meeting was called to order at 7:07 PM by Will Neilson. In the absence of the Secretary, Geoffrey Cartmell agreed to serve as Secretary for the meeting.

1. Discussion of possible corrections/changes to the Town of Arrowsic Subdivision Ordinance booklet which included the cover picture, structure of the table of contents, page spacing, and page setup. Roger also brought up that under 4.0 Design Standards, 4.5 Road Design and Construction, we as a town are not up to date with the Maine state engineering requirements. More information is required, and it was suggested that a consultant may need to be employed for the proper revision of that standard. Because of the number and complexity of the questions being raised, Chairman Neilson wisely elected to postpone any further discussion until the May meeting.
2. Discussion moved to the Town Comprehensive Plan, and it was agreed that it should be put up on the Town website at some point to enable public access. The Plan also needs substantial updating to make it a better foundational document. The merits of reviewing and reworking the Plan were brought up. It was agreed that there are definitely benefits of a rewrite because the Plan's applicability (having been written in March of 1989) is out of step with numerous current planning issues.
3. The Board looked at a proposal to amend Article 3.0, Structures, of the Arrowsic Zoning Ordinance by the addition of a Section 3.6.1.8, to allow a limited exemption for the construction of an accessory structure on a non-conforming lot where setbacks from a water body, stream or wetland would otherwise prohibit it. The exemption follows language from the state guidelines for shoreland zoning, and allows for the construction of a small tool shed. During discussion of the proposed language it was agreed that the prepositional "on which" be inserted at the beginning of the second clause to maintain a parallel grammatical construction. Roger moved to adopt the proposed amendment as revised (see below). Don seconded, and all voted in favor. Absent objections from the public or the Select Board, the proposed amendment can be submitted to the next town meeting.
4. A corrected version of Table IV, Non-Native Invasive Plants was received by the Board from the Conservation Commission. Corrections were limited to spelling errors in the Table adopted by the Town Meeting of June 2012. Roger moved to replace the existing Table IV with the corrected Table IV. Don seconded, and all voted in favor.

5. The March 4th meeting minutes were reviewed and found to be flawless (Thank you Chris!).
Roger moved to accept the minutes as written. Jennifer seconded, and all voted in favor.
6. The meeting adjourned at 9:03 pm upon a motion by Don, seconded by Roger.

Respectfully submitted,
Geoffrey Cartmell

Proposed addition to Article 3.0 of the Arrowsic Zoning Ordinance:

3.6.1.8 On a non-conforming lot of record on which only a residential structure exists, and on which it is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the code enforcement officer may issue conditional use and building permits to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed eighty (80) square feet in area nor eight (8) feet in height. and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be located closer to the shoreline or tributary stream than the principal structure.