

**Town of Arrowsic
Planning Board Minutes
April 3, 2017**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Matt Caras (PB), Don Kornrumpf (PB), Mike Kreindler (CEO), Jenifer Elwell, Dick Elwell, Stanley

The meeting was called to order by Will Neilson at 7:02.

1. Conditional Use Permit for expansion and reconstruction of an accessory structure in the Shoreland Zone and the Resource Protection District submitted by Richard Elwell at 698 Old Stage Rd. (Map 003, Lot 032). A site walk was conducted at the property on April 2. Will outlined the requirements for determining completeness of the application contained in 4.2.2. The submitted application was reviewed. A survey map of the existing structure and proposed expansion was examined. The original size of the structure drawn on the map was incorrect when the map was originally prepared but the correct information was sketched on the map. The Existing Non-Conforming Shoreland Structure Worksheet was reviewed. Don moved to find the application complete. Roger seconded and all voted in favor. The volume of the proposed structure was reviewed and an error was found in the calculations. It was determined that if the height of the walls is reduced to 7.5 feet the proposed expansion meets the allowable limit. Applicant agreed to this and the drawing was signed with this change.

The provisions of 4.2.3 were then reviewed by the board.

Will not result in unsafe or unhealthy conditions. All agreed.
Will not result in erosion or sedimentation.

The board agreed to add language to the permit, "At all times, during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface waters".

Will not result in water pollution. All agreed.
Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat. All agreed.
Will conserve shoreland vegetation. All agreed.

Will conserve the visual points of access to waters as viewed from public facilities. N/A.
Will conserve natural beauty. All agreed.
Will avoid problems associated with flood plain development and use. N/A.

The provisions of 3.0 Performance Standards were then reviewed by the board. The board accepted that the shed existed before 1989. This qualifies for the 30% expansion. It was noted that because the structure is being reconstructed by more than 50% it is necessary to consider relocation 1.3.2.1 b). There was a discussion of

relocation and it was agreed that there was no possibility of relocation that would decrease the non-conformity. All agreed that the provisions were met. Roger moved to grant the permit, Don seconded and all voted in favor.

2. Invasive species discussion in the Resource Protection Zone. Stanley asked what he can do about the invasive species. Mike outlined the details covered in 3.2.8.
3. 2017 Planning Board Budget Request. Roger moved to approve the request, Don seconded and all voted in favor.
4. 2017 Planning Board Report. Roger moved to approve the report, Matt seconded and all voted in favor.
5. January minutes. Will suggested several changes.
6. Chris moved to adjourn at 8:13. Jennifer seconded and all voted in favor.

Submitted by Chris Brett, Secretary