

**Town of Arrowsic
Planning Board Minutes
June 6, 2011**

Present: Will Neilson, Chair; Roger Heard, Chris Brett, Geoff Cartmell, Matt Caras, Andrea Galuza, Mike Kreindler, CEO, Fred King, Bob Allen

The meeting was called to order at 7:15 PM by Will Neilson.

1. Application for Conditional Use Permit for Tom Vreeland (Map 5, Lot 14-4) by Fred King for construction of a driveway in the Shoreland Zone. A driveway had previously been completed up to the edge of the Shoreland Zone. This new application was submitted to cover extension of the driveway into the Shoreland Zone. The driveway crosses a stream close to the edge of the Shoreland Zone. A Permit by Rule was obtained from the DEP for the location of the driveway. The permit was reviewed for completeness. There was discussion about the dimensions of the driveway. The shape of the driveway was shown on a survey plan but did not include details about the exact dimensions. It was agreed to consider the application complete and if necessary to add dimensional restrictions on the location of the driveway during the detailed review of the application. The approved subdivision map was examined. It showed wetlands between the stream and the proposed driveway. The definition of fresh water wetlands was discussed. The Board agreed that the wetlands shown on the subdivision plan are not wetlands as defined by the ordinance and therefore the setback does not apply to them. The ordinance Section 3.8.2 d) stipulates that driveway setback should be 100 feet from a tributary stream unless there is no other alternative. A portion of the driveway does fall within this setback. The board discussed the requirement. It was agreed that there was no information provided by the applicant indicating that there was no other reasonable alternative. On that basis, the board agreed to maintain the 100 foot setback requirement.

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. All agreed.

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 actual points of public access to water. N/A

Will conserve natural beauty. All agreed.

Will avoid problems associated with flood plain development and use. All agreed.

The provisions of Ordinance Section 3 were then reviewed. All agreed that the application met the conditions of Section 3. Roger moved to grant the permit, Chris seconded and all voted in favor.

The permit was approved with the following additional conditions.

“The driveway is approved as shown on the Plan dated 5/23/11 by Island Surveys submitted with the application except that portion within 100 feet of the point at which the stream to the east of the driveway becomes a “tributary stream” as defined in the Arrowsic Zoning Ordinance.

“There shall be no construction or filling of wetlands as noted in the General Notes footnote 20 of the Subdivision Plan approved by the Arrowsic Planning Board on 3/5/2007 and recorded at the Sagadahoc Registry of Deeds in Book 43 page 56.”

2. Roger moved to adjourn. Chris seconded and all voted in favor. The meeting adjourned at 9:21.

Submitted by Chris Brett, Secretary