

Town of Arrowsic
Planning Board Minutes
June 3, 2013

Present (PB designates serving on the Planning Board) Will Neilson (PB), Chair; Chris Brett (PB), Roger Heard (PB), Geoff Cartmell (PB), Jennifer Geiger (PB), Don Kornrumpf (PB), Mike Kreindler, CEO, Matt Caras, Lynn Talacko, Wendy Ross, Tom Eichler, John Wood

The meeting was called to order at 7:26 PM by Will Neilson.

1. Wendy Ross and Tom Eichler Conditional Use Permit for an addition to a non-comfoming residence at 38 Preble Point Road (Map 6 Lot 7). Will listed the requirements for determining completeness of the application as outlined in 4.2.2. Mike raised the State requirement for a permit concerning soil disturbance within 75 feet of a water body. There was discussion of how to handle this. It was agreed to add a requirement to obtain this permit to the Conditional Use permit. Chris moved to find the permit complete with the exception of the State permit discussed above. Jennifer seconded and all voted in favor. The application was then examined in detail. Requirements of Section 1.3.2.1 Expansions were reviewed. Calculations were provided demonstrating that the additional floor area and volume were less than the 30% maximum allowed. There was discussion of Section 1.3.2.3 Reconstruction. A calculation was included to estimate the % replacement of the structure. It was agreed that this was well within the allowable 50%. Section 1.3.2.4 Change of Use. It was agreed that this did not apply. Section 3.6.1.5 Lot coverage was reviewed. A calculation was provided demonstrating that the lot was in conformance with the ordinance.

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. There was further discussion.

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 in particular with respect to the run-off from the lot area behind the house in conformance of 3.23 and 3.24.

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 3.0 Performance Standards were then reviewed by the board. Roger moved to find the permit in conformance with these. Will seconded and all voted in favor.

Will discussed the wording to add to cover the DEP permit discussed above. It was agreed to add, "The applicant shall obtain a permit from the DEP."

Roger moved to grant the permit, Chris seconded and all voted in favor.

2. There was discussion of the 50% clause in Section 1.3.2.3 regarding the amount of reconstruction allowed. The permit in item 1 included a calculation that excluded replacement due to rot in determining the % of reconstruction. It was noted that the ordinance does not consider replacement for rot as normal maintenance and it therefore should be included in the % replacement. Matt raised the concern that this might set a precedent. It was agreed that just because the applicant defined the % reconstruction this way was not an indication that the Board agreed and that the requirements of the ordinance applied.
3. Will raised the issue of a town Municipal Zone. There was a brief discussion and agreement to revisit this at a later time.
4. Roger moved to adjourn. Goeff seconded and all voted in favor. The meeting adjourned at 9:18.

Submitted by Chris Brett, Secretary