

**Town of Arrowsic  
Planning Board Minutes  
June 6, 2016**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Roger Heard (PB), Chris Brett (PB), Matt Caras (PB), Jennifer Geiger (PB), Mike Kreindler (CEO), Jack Witham, Jody Jones

The meeting was called to order by Will Neilson at 7:05.

1. Conditional Use Permit for expansion of a non-conforming structure at the Witham / Jones property, 116 Spinney Mill Rd (Map 4, Lot 13). A site walk was conducted at the property before the meeting. Will outlined the requirements for determining completeness of the application contained in 4.2.2. The submitted application was reviewed. Roger moved to find the application complete. Jennifer seconded and all voted in favor. Will noted that this is the first request for an expansion of a non-conforming structure. There was an expansion in 1991 but at that time it was not in Resource Protection and was considered a conforming expansion. The values used to calculate allowable volume and floor area are based on the dimensions of the structure after the expansion in 1991. The detailed calculations of the existing and proposed expansion were then reviewed. The calculations are a little involved due to the setback boundary passing at an angle through the structure. It was agreed that the calculations adequately supported the application.

A note was received from abutters Jerry and Lucy Pieh outlining their support of the application.

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. All agreed that the provisions were met.

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

2. Will discussed the possibility of putting together a graphic to explain the proposed changes to the Ordinance to be discussed at town meeting. Mike sketched out several possibilities. Will agreed to provide the paper and Mike agreed to prepare the graphic.
3. Roger moved to adjourn at 8:30. Matt seconded and all voted in favor.

Submitted by Chris Brett, Secretary