

**Town of Arrowsic  
Planning Board Minutes  
July 1, 2012**

Present: Will Neilson, Chair; Chris Brett, Roger Heard, Geoff Cartmell, Mike Kreindler, CEO

The meeting was called to order at 7:10 PM by Will Neilson.

1. Conditional Use Permit for Chris and Maria Grill. The application involves renovation and expansion of a non-conforming structure in the Shoreland Zone and Flood Plain (Map/Lot No. 002/9). A site walk was conducted prior to this meeting. Will reviewed the requirements of Section 4.2 concerning the completeness of the application. He raised the question of how a permit would be issued for construction in a flood plain. Mike described the permit process. He mentioned that the town has a Flood Plain Ordinance and that he is the administrator. The Flood Plain permit would be issued locally. He indicated that because there is no soil disruption there would be no additional permits required. There are two types of Flood Plain Permits; Minor or Full. A Full Permit is required if the cost of the work exceeds 50% of the 100% assessed value. Mike determined that this amount was \$4660. The work covered by the permit was estimated to be more than this.

Roger moved to find the permit plan complete. Geoff seconded. All voted in favor. The area and volume of the platform falls within the allowable less than 30% expansion provided for non-conforming structures. There was found to be no increase in the non-conformance.

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. Mike suggested that a condition be placed on the Conditional Use Permit requiring receipt of the pertinent Flood Plain Permit. 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.

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

2. Conditional Use Permit for Rick Berberick. The application involves replacement of a removed non-conforming structure in the Resource Protection District (Map/Lot No. 003/36). A site walk was conducted prior to this meeting. It was noted that the non-conforming structure had been completely removed. Will discussed Section 1.3.2.3 which covers structure reconstruction and replacement. The board agreed that Paragraph a) of that section applies to this situation. Subsection ii) states that the reconstruction shall meet the required setbacks to the "greatest practical extent". There was discussion of how this applies in this case. The board agreed that there appeared to be enough land in the lot to allow relocation to meet all the setback requirements and allow the structure to become conforming. Will indicated that the applicant would have to make a strong case for why relocation would not be practical elsewhere on the lot. There was also discussion about the foundation under the structure. It was pointed out that the structure did not have a foundation meeting the ordinance definition. After further discussion, Rick indicated that he would like to reconsider the application. The Board agreed to postpone further action on the application until the next meeting.
3. Need to print new copies of ordinance. Will discussed the process of printing new copies which adopt the changes approved at Town Meeting, adding Definitions to the Subdivision Ordinance as well as correcting errors in Table III.
4. Roger moved to adjourn. Chris seconded and all voted in favor. The meeting adjourned at 9:05.

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Submitted by Chris Brett, Secretary