

TOWN OF ARROWSIC, MAINE

PLANNING BOARD MEETING

July 7, 2014

As approved 8/4/14

Board Members Present: Chairman Will Neilson; CEO Mike Kreindler; Roger Heard; Matt Caras; Don Kornrumpf; and Geoffrey Cartmell.

Also Present: Tim Forrester (Eco-Analysts, Inc.), and David Jewell (Landcrafters)

7:07 pm Chairman Neilson called the meeting to order, immediately recused himself, and former chairman Roger Heard chaired the ensuing C.U.P. hearing. It was noted that although Matt Caras is an abutter of the subject properties, he has no financial stake in the outcome of the hearing, and therefore he would be considered a voting member of the Board.

Roger convened the hearing on the application for a Conditional Use Permit for earth moving in excess of 25 cubic yards in the Shoreland zone pertaining to a man-made pond and dam on Mill Island Road located on two abutting properties owned respectively by Will & Pia Neilson, and Bill & Madge Wiseman. The requested permit is for the repair of an earthen dam which was built sometime in the 1960's, and is approximately 15' wide, 10' tall, and 100' long. The dam is in need of repair due to several factors including intrusion of vegetation, possible intrusion by burrowing mammals (muskrats, otters, and/or beavers), and significant long-term erosion. The landowners' plan is to rebuild the eroded portion of the dam & return it to its original height, correct the height of the standpipe, repair the spillway, clear the intrusive vegetation as necessary, and stabilize the surface of the dam structure with low growing plants.

The Board examined the maps, pictures, and well-presented plans submitted by Tim Forrester on behalf of the landowners. The project is expected to utilize approximately 40 cubic yards of fill material, should take no more than a couple of weeks to complete, and will be undertaken in August or September of 2014 as weather permits. Following a brief period of questions and answers, Roger asked for a motion to accept the permit as complete. Don moved to accept, Matt seconded, and all voted in favor. There were a few more questions asked & answered, and then the Board considered whether the dam repair proposed in the application complied with factors enumerated in section 4.2.3 of the Town Zoning Ordinance. The application was found to be in compliance with each of the factors. Don moved to accept the permit as submitted, Matt seconded, and all voted in favor. Roger signed and issued the permit.

At 08:15 pm Roger turned the Chair back over to Will to resume the meeting agenda. Lisa Holley, a local real estate agent, joined the group to discuss the Town sign ordinance 3.14.2.8 which despite recent revision is still causing some confusion & difficulties for agents, home owners, as well as the Code Enforcement Officer. The group discussed sign sizes, visibility, enforcement of dimension limitations, and whether or not the ordinance limitation of 4 square feet should be re-examined at some point in the future, possibly to align for consistency with the sizes that are allowed in neighboring towns. There was very lively discussion and the Board indicated that it was open to considering a further ordinance change, but that some engagement from a regional association of real estate brokers would be helpful and possibly essential to such an undertaking.

Chairman Neilson then handed out copies of the June 2nd meeting minutes for review and approval. It was decided however that due to the late hour, the minutes would be held over for review at the August meeting.

9:17 pm Chairman Neilson adjourned the meeting.

gc/wln