

Arrowsic Selectmen's Meeting

May 14, 2018

Present: Sukey Heard, Michele Gaillard, Bill Savedoff, Michael Kreindler, Ken Bassett, Jack Carr, Malcolm Persen, Dick Elwell, Brian Elwell, Bob Elwell, John Wood, Paul & Mona Schlein, John & Joanne Burke, Joe Bonnett, Roger Heard

Treasurer's Report and Warrant:

Warrant #21 (\$50,811.50) was reviewed, approved and signed.

Minutes:

Minutes for 04/23/18 were reviewed and approved as amended.

Review of Proposal for Map 5, Lot 3:

Bill introduced issue and discussed the site walk on May 12. He linked the code violation at Fisher Eddy to Brian's proposal and reiterated the Selectmen's desire not to increase non-conformity.

Brian was invited to present his proposal. John Wood, his surveyor, assisted. In the proposed plan, Dick's property would be divided into three parcels, two residential, one business use. Brian would take the business use area from Dick's barn and shed and add it to the permitted areas on the north side of Whitmore's Landing to build a shop for maintenance of equipment. He would utilize areas already in use for storage of material such as gravel and loam. The property on the north side of WLR on Route 127 would remain residential. There would be access across that property to the commercial property, either by retaining a strip of land or as a right of way.

The discussion included the following:

- Why not use the Fisher Eddy property as a home business if it could be made contiguous to Brian's house lot? An amendment to his home business permit could be applied for from the Planning Board that would need to meet requirements in terms of noise, visual, and conservation issues.
- Why not get a piece of property in Woolwich that is zoned commercial and will have fewer constraints?
- Will the salt shed be retained?
- Who owns Whitmore's Landing Road at the mouth? Dick does but there is an easement to WLA. People living on Doubling Point or Iron Mine Road do not have a deeded easement but likely a prescriptive easement.
- The Selectmen questioned the exclusion of Whitmore's Landing Road, which made the south lot non-conforming with less than 2 acres.
- What level of business operation would be considered appropriate and not an expansion of use? Does expansion include hours of operation?
- What are the environmental issues in terms of the pond. Is it a wetland and therefore the jurisdiction of DEP? If the jurisdiction of DEP, what are their requirements? (75' setback from high water).
- Comments from public generally supportive of keeping Brian's business in town.

- Comments from abutting neighbor with serious concerns about legality and liability of allowing Brian to use the property for commercial purposes while not living there, which is contrary to our home business ordinance. Also, environmental concerns for the wetland, which is half on his property. To what extent could it affect his water supply (and for others in the Town)? Also, when moving here, after research into our ordinances, that Dick's business had a finite timeline and would eventually revert to residential use. To him, this feels like an expansion that would have a negative impact on his property value and quality of life through potential noise, dust, and smell. Although with great respect for Dick, and understanding of Brian's business needs, he was not supportive of the proposal.

The Selectmen discussed next steps and told Brian that he would be receiving feedback from them.

Town Report Printing:

The Selectmen discussed the timeline for the printing and delivery of the Town Report. Everything appears to be on schedule.

Town Meeting Planning:

Eloise Vitelli has kindly agreed to moderate again. She will attend the June 11 meeting to review warrant with Selectmen. Bill will do an introduction to the process at the start of the meeting. We will need volunteers to help set up chairs. Michele will provide food and beverage as usual. Barbara will be prepared to check in and register attendees. Michele will provide warrant articles for posting inside and outside Town Hall and Fire Station. The Selectmen discussed the need to limit the time used for committee reports and presentations during the meeting. Bill will speak to committee chairs to see what they are planning.

Revaluation Status:

The Selectmen discussed the timeline of the revaluation in light of Bill Van Tuinen's health issues and now his mother's illness. Given the very serious problems encountered with the roll out of the last reval, the Selectmen decided to postpone the new values until the November 2019 tax bills. This will give Bill more time to work on the value schedules, more time for the Selectmen to review, more time for communication with property owners, and more time for them to react.

Mail:

Notification of ratio of Town's valuation of property v. State's valuation (72%) from Maine Revenue Property Tax Division

Request from Department of Marine Resources that we continue to restrict harvesting of alewives and blueback herring in Town waterways.

Meeting adjourned at 8:30 pm

Respectfully submitted,
Michele Gaillard