

## Town of Arrowsic

### Minutes of Planning Board Meeting March 4, 2024 at 7:00 PM

Attending: Vicky Stoneman (PB Chair); Joe Bonnett (PB); Jenna Howard via Zoom (Temporary Secretary PB); Paul Cunningham via Zoom (PB); Chris Wilcoxson (CEO). Jim Davis via Zoom (PB) Ellie Obling of Flycatcher, Chris Brett from Citizens for Squirrel Point.

#### **Askenburg Conditional Use Permit Application for a Recreational Dock**

Consideration of Conditional Use Permit Application for a recreational Dock, which includes both temporary and permanent components (the "Application") by the Askenburgs (the "Applicants" and the "Property Owners") on property owned by them and located at 6 North River Road, Arrowsic, Maine (Arrowsic Tax Map/Lot Number 5/4-10) (the "Property"). The Property is in the Shoreland Zone and in the Rural Residential 1 District. Ellie Obling of Flycatcher, representing the Askenburgs, joined for this portion of the Meeting to discuss the seasonal dock.

The Planning Board reviewed the Application and it appears that the Conditional Use Permit Application satisfies the provisions of **Section 4.2.2 of the Ordinance**, all Board members in attendance approve the completeness of the Application. Minor changes to the address were suggested.

Ellie presented the project as outlined in the Application. The proposed temporary dock will consist of a seasonal pier, ramp, and float. In the offseason, the pier, ramp, support bent and float will be removed and will be stored off-site at an upland location. The ramp will be attached to the upland edge in existing rock with pins. No cutting or clearing of vegetation is necessary in connection with the proposed recreational dock. Ellie describes the permanent aspect will be a 4 by 60' stairs with landings from the upland. The map shows a corrected location of the dock, now 95' away from the abutter, from the map provided at the site walk on March 3, 2024. Reference is made to the 04-03-2024 Minutes of Askenburg Site Walk on the Arrowsic Town website. US Army Corp Engineers and Maine DEP required approvals have been obtained.

The Board then reviewed Section 4.2.3 of the Ordinance, which requires the Planning Board to find, based on the information provided by the Applicants, that the proposed temporary dock:

- *Will not result in unsafe or unhealthy conditions*—based upon information provided by the Applicant, including the way in which the ramp will be accessed and in turn the way in which the float will be accessed via the ramp, the Planning Board finds in the affirmative on this factor.
- *Will not result in erosion or sedimentation*—based upon information provided by the Applicant, including that the upland area where the temporary ramp will be pinned is existing rock and that the project will not create any runoff, the Planning Board finds in the affirmative on this factor.
- *Will not result in water pollution*—based upon information provided by the Applicant, including that the upland area where the temporary ramp will be pinned is existing rock and that the project will not create any runoff, the Planning Board finds in the affirmative on this factor.
- *Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat*—based upon information provided by the Applicant, including that the upland area where the temporary ramp will be pinned is existing rock, that the project will not create any runoff, and that the float will not ground out at low tide, the Planning Board finds in the affirmative on this factors.

- *Will conserve shoreland vegetation*—based upon information provided by the Applicant, including the Applicant’s representation that there will be no clearing or cutting of any vegetation in connection with the project that is the subject of the Application, the Planning Board finds in the affirmative on this factor.
- *Will conserve the visual points of access to waters as viewed from public facilities*—because the project contemplated by the Application does not involve visual points of access to waters as viewed from public facilities, the Planning Board finds in the affirmative on this factor.
- *Will conserve actual points of public access to the water*—because the project contemplated by the Application does not involve actual points of public access to the water, the Planning Board finds in the affirmative on this factor.
- *Will conserve natural beauty*—based upon information provided by the Applicants, because the project contemplated by the Application will not diminish the natural beauty of the environment around it, the Planning Board finds in the affirmative on this factor.
- *Will avoid problems associated with flood plain development and use*—based upon information provided by the Applicants, because the project contemplated by the Application will not create any problems associated with flood plain development and use, the Planning Board finds this to be not applicable due to the landscape.
- *Is in conformance with the provisions of Section 3.0 Performance Standards*—based upon the information provided by the Applicant, the Planning Board finds in the affirmative on this factor because, among other things, the proposed recreational dock complies with the provisions of Section 3.11 of the Ordinance.

By unanimous agreement of its members, the Board made a positive finding that the proposed use satisfies the requirements of 4.2.3, including the requirement that the proposed use is in conformance with the provisions of Section 3.0 Performance Standards. The Board, on its initiative, imposed one condition on the Permit, to wit: at all times during and after construction, provision shall be made to prevent soil erosion and sedimentation of surface water. The motion was made by Vicky, which was seconded by Joe, to approve the Application, subject to the conditions described above. All Board members in attendance voted in favor of the motion.

### **CEO update and News**

This week, Tim and Ellie of Flycatcher, Nick Stoneman, Bob Ater, and CEO Chris Wilcoxson met to view the temporary ramp and float site location for the water access property. There are plans to have the house demolished and the garage moved to Georgetown. Chris issued a conditional-use permit for the demolition of the house and tree removal near the barn. Most of the trees have canopy around them. The 18-month clock for rebuilding begins once the demolition is completed as it is a nonconforming lot. Chris notes a change of use would need to be looked at and that land where a building is taken down needs to conform to the natural landscape to the greatest practical extent.

Arrowsic, Georgetown, and Woolwich Select Boards will work together to find someone to replace CEO Chris Wilcoxson when he moves at the end of June. Jennifer Geiger will represent Arrowsic at this meeting on March 13th. It is anticipated that an ad will be put in the paper and an interview process will take place.

### **Squirrel Point New Bridge**

Chris Brett, a member of Citizens of Squirrel Point (“CSP”), says that CSP is planning to replace the bridge over that marsh on the only access footpath to the lighthouse after repeated severe flooding incidents. There was originally a crib to hold back the stream. One of the major pieces of this floated off in a winter storm. They have a license from the Coast Guard to provide public access. It is Inland Fisheries and Wildlife land, owned from the edge of the lighthouse to the parking area. The Nature Conservancy (“TNC”) owns the neighboring Bald Head Preserve and

may help with the rebuilding. A marine engineer suggested the least intrusive rebuild would be to put in pilings at the end of each side of the bridge up higher than the marsh with an aluminum bridge. TNC went to DEP with this idea and they agreed. Chris suggests structures can be raised two feet that were damaged by coastal storms.

The group agrees that the pilings will last longest, be least intrusive, and most resilient. The question is how high to go? The group will need a Conditional Use Permit from the Planning Board.

#### **Approval of Minutes**

The Board reviewed the draft Minutes of its February 5, 2024 Meeting. Upon motion made by Jenna, which was seconded by Joe, the Planning Board approved the Minutes of its February 5, 2024 Meeting. All voted in favor.

#### **FOAA**

All Planning Board members reported on when they plan to complete FOAA training.

#### **Revised ADU language – final approval**

Jenna makes a motion to approve as written now with the update that the PB will approve CUP applications for an ADU instead of the CEO. Paul seconds. The vote is unanimous.

#### **Public Meeting for Proposed Warrant**

Vicky is making minor edits and additions to the Arrowsic Zoning Ordinance to be voted on as a Warrant in addition to the ADU Warrant at the Town's Annual Meeting on June 13th. There will need to be a public meeting to review the Warrants in May.

#### **Town PB Report and Budget for next meeting**

Vicky will be working on the report and budget, requesting the same current budget amount for the next fiscal year. They will be presented at the April PB meeting for PB Board approval.

Adjourned at about 8:56 PM. Our next hybrid meeting will be held Monday, April 1, 2024 @ 7:00 pm.

Respectfully submitted by Jenna Howard.