

**Minutes of Planning Board Meeting  
April 1, 2024 at 7:00 PM at Town Hall**

Attendees: Vicky Stoneman (PB Chair), DeeDee Jorgensen (SB), Eileen Bonine (PB), Joe Bonnet (PB), Paul Cunningham (PB, by Zoom), Jim Davis (PB, by Zoom), Chris Wilcoxson (CEO), Mike Field (potential new CEO), Mike Kreindler (former CEO), Jeremy Blaiklock (Permit Applicant)

1) Introduction of Mike Field, prospective new CEO for the towns of Arrowsic, Georgetown, and Woolwich, replacing Chris Wilcoxson who will be leaving the area in June.

Mike is a former member of the Bath PD, retired. He resides in Woolwich and is currently a member of the Woolwich Planning Board. The plan would be for Mike to train with Chris throughout May, in the capacity of Deputy CEO, taking over as CEO in June. He will begin his CEO training as Woolwich CEO.

Vicky expressed concern that since Arrowsic is the smallest of the three towns, it might not get enough attention. Mike said this would not be the case.

2) Meeting proper called to order at 7:07.

3) Blaiklock ADU

- Applicant has standing
- PB has jurisdiction
- Application is complete for permit, dimensions are included.
- Chris has received the septic design plan.
- Jeremy Blaiklock, landowner and permit applicant, is building a new dwelling and

wishes to turn his existing trailer into an ADU. He is building a new 30' x 30' primary dwelling at 365 Arrowsic Road. He wishes to convert the existing structure to an ADU with adjacent attached shop space.

Chris is confident that it is permissible to add the dwelling after the ADU. While the applicant is technically doing things in reverse, had he built the house before converting the ADU, it would have been acceptable.

Ordinance sections 4.2.3 and 3.6.5 reviewed and determined to be satisfied.

Joe Bonnett motioned to approve the CU permit as discussed. Jim Davis seconded the motion. All voted in favor.

Conditional use permit numbered CU24-PB-02 was issued to Jeremy Blaiklock with 2 conditions: (1) At all times during and after construction, provision should be made to prevent soil erosion and sedimentation of surface waters, and (2) the conversion of the ADU must occur within a year of the date of the building permit.

4) Approval of 3/3/24 sitewalk minutes. All reviewed. Motion to approve by Joe, seconded by Vicky. All approved.

5) Warrant text for Town Meeting – There was one more change to be added to the already PB approved ADU ordinance Amendment language to section 3.6.5 in current Zoning Ordinance to be put to vote at the upcoming Town Meeting. Jim moves for acceptance, seconded by Joe, all approved.

There are several more admin changes to the Arrowsic Zoning Ordinances to be included in an additional warrant to be approved at the Town Meeting. Joe moved to accept the language as submitted for the warrant, Jim seconded. All approve.

A public hearing is required for notification of these changes. It was proposed to hold it at the regularly scheduled May PB meeting.

6) The PB approved the draft PB Report presented by the Chair for the Town Annual Report. Budget submission for FY 25 is to remain at the current FY level of \$600.

7) CEO Report –

- Elwell has torn down the trailer from his grandfather's property and has plans to build a residence. Non-conformities can pass down with the house. There is an existing consent agreement to allow his commercial business to operate. PB does not currently require Demo permits but will consider if it should be required.

- Map 4, lot 3 – existing foundation but no building. Chris is concerned about what is going on there. He has agreed to have a temporary trailer on site with the understanding this would coincide with building resuming on the site.

- Water Access Property – The Town's WA Committee wishes to put a parking lot on the property in an area outside of the Shoreland Zone. This application will come to the PB soon. The CEO has issued a permit to the Town to take down certain trees and demo the existing house.

Meeting adjourned at 8:25 PM.

Respectfully submitted by Eileen Bonine