

Town of Arrowsic
Minutes of Planning Board Meeting June 6, 2024 at 7:00 PM

Attending: Vicky Stoneman (PB Chair); Eileen Bonine (PB alt. standing in for Jim Davis); Joe Bonnett (PB); Paul Cunningham (PB); Chris Wilcoxson (Deputy CEO); Mike Field (CEO); Bob Ater (representing the Town Water Access Committee); Randy Smith (abutter), Katie Smith(abutter); Norma Dreyfus(abutter) – zoom.

Meeting Called to order by Vicky @ 7:00 pm

Bob Ater, - Packard's Landing – 31 Indian Rest Road. The purpose of the Property purchase and improvement is to provide water access. Hand carry kayaks from staging area to ramp and float. Parking in new lot for 6 vehicles. Privy vault to be built over 1000-gal tank, ADA compliant. Open when facility is opened and managed by committee of volunteers. Barn used for storage. No plans for group activity use at this time.

Further Plans for improvement:

Friendly fence to be designed

Removing invasive plants, replacing with native plants.

Walking trails, signage about plants.

Mowing and general maintenance by committee.

Removal of float ramp and pier done by volunteers.

Bob submitted site management plan.

Chris – we are satisfied with the requirements in 3.22. (and def of P&R area P. 52)

Site management plan submitted, SWW vault privy HHE200 to be installed, PB has already approved dock, CEO has already approved permit for building demo and revegetation and CU permit for parking area.

Applicant (Bob) has standing for the town.

CU Application found to be complete.

Chris – should change wording from change of use to Allowed activity in residential zone as this is not a change of use. (Permit question 6)

Septic permits are complete. Pumping contract established to assure privy is maintained.

(Katie Smith) questions the designation of park and rec for fear that people want it to be used for other things. Chris – responded that it will remain under residential and shoreland zoning requirements. Mike F. and Town would need to address it if it becomes an issue. Complaints should come to select board. If someone wants to have a use greater than that covered in this permit.

Any changes within the Shoreland Zone need permits. Does wording in permit need to have conditions? No. Should be clear that property is approved for water access only. Discussion of where to draw the line between allowing public access and encouraging overuse.

Concern about fragility of land – too many users can damage shoreland.

Vicky reviewed permit re: ordinance section 4.2.3. All satisfied.

Ordinance 3.22 and the definition of P & R are sufficiently restrictive to contain overuse. Motion to approve Paul, second Joe. All approved. Permit CU 24-05PB will be issued with no conditions.

Update on ADU on Shoreland. Shoreland preempts LD2003 requirements to have ADU. Sung's may not have ADU. Application cannot be approved.

Joe, Jenna and Jim need FOAA training, Eileen and Jim need PB training.

Minutes for sitewalk for Sung's:

Correction by Joe, Neighbors, not the Sung's, were concerned about disturbance of woods and grounds. Motion to approve as amended by Joe, second Paul. All approved.

Minutes for WA Sitewalk:

Motion to approve WA minutes by Joe, seconded by Paul. All approved.

Meeting minutes motion to approve by Joe, second by Paul. Vote to approve by all.

CEO update – Mike (now CEO as of 6/1/24)

Mobile: 207-295-4332

All his required testings complete. Waiting for state approvals.

Chris – this is his last PB meeting. Wanted to say how much he has enjoyed the opportunity to work with all. Huge thanks to all.

July meeting on 7/1.

Motion to adjourn by Joe @8:20.