

**Town of Arrowsic**  
**Minutes of Planning Board Site Walk**  
**Conditional Use Permit Application, Construction of ADU**  
**Located at 15 Pineledge lane**  
**May 6, 2024, 5 PM**

Location: Property owned by Eugene and Rebecca Sung and located at 15 Pineledge Lane Arrowsic, Maine. Arrowsic Tax Map/Lot No. 4/16-1 2.45 acres

Attending: Vicky Stoneman (PB Chair), Joe Bonnett (PB), Paul Cunningham (PB), Jim Davis (PB), Mike Field (Deputy CEO), Lucy and Jerry Pieh (abutters), Emma and Brewster Buttfield (abutters representing Robert Shultz), and Nick Stoneman (representative of the Sung)

This site walk is a precursor to Planning Board consideration of a Conditional Use Permit and Building Permit for proposed ADU.

Nick Stoneman, representing the property owners, led the Planning Board members and CEO during the site walk. Nick has provided copies of all permit applications, a detailed project plan, site sketches and maps.

Nick showed the current layout of the 3 existing nonconforming structures (all or part of the structures being within 100ft of the Kennebec River), the well, and the septic on the property. He then showed the area that had been marked off for the proposed ADU location on the property, beyond the 100ft setback from the River. The property line had been located and marked by John Wood (local surveyor). Some of abutters voiced concerns on the location of the proposed driveway to the ADU being too close to their property, but the required setback was met. They also mentioned concern on blasting and tree removal, but these are allowed activities. One of the abutters mentioned they would like to keep disturbance of woods and grounds to minimal.

The site walk concluded at approximately 5:45 pm.

Respectfully submitted by Joe Bonnett