

Town of Arrowsic
Planning Board
January 9, 2025 7 PM

In-Person and Via Zoom

Meeting Minutes

Vicky Stoneman (PB chair), Eileen Bonine (PB-secretary), Paul Cunningham (PB), Don Sheldon (PB alt), Mike Field (CEO), Jim Davis (PB on Zoom), Jenna Howard (PB on Zoom), Mike Kreindler (former CEO).

Meeting called to order at 7:00.

Announcements by Vicky Stoneman:

Eileen will be a voting member in Joe Bonnett's absence.

Approval of Site Walk Minutes of 11/7 Meeting:

Don Sheldon questioned the wording of the grandfathering statement. Wording was amended.

Motion to approve by Don, seconded by Paul. No further discussion. All approved.

Approval of Meeting Minutes of 11/7 Meeting:

Motion to approve by Jenna, seconded by Paul. No further discussion. All approved.

FOAA Updates

Don took training in December, has not yet received his certificate. Don will follow up.

Jenna and Jim have not yet taken the training.

Next one offered in March.

Non-conforming issue re: Chapter 1000

Mike Kreindler joined meeting to discuss Kristin's Chapter 1000 modifications.

Mike K. showed a portion of the youtube video “Maine DEP Shoreland Zoning Presentation 3/1/24” so the PB could better understand the Shoreland setbacks in Chapter 1000.

Discussion proceeded regarding adopting Arrowsic Ordinance changes proposed by Kristin, the Town’s lawyer, to align the Town’s ordinance pertaining to non-conformance with that in the State’s Chapter 1000. Kristin’s proposed changes do not appear to address some of the gaps between Ch. 1000 and Arrowsic’s setbacks, for instance the gap between the state setback from the water of 75 ft and Arrowsic’s comparable setback of 100 ft. How should requests to increase building size in that area be treated? Three options to proceed on these proposed changes are:

- 1) Do nothing and keep Arrowsic Zoning ordinance as it pertains to non-conformance rules as is.
- 2) Switch to calculations of allowable non-conforming expansion based on footprint per the State’s Ch. 1000 (instead of Arrowsic’s current floor area and volume measurement requirements), but leave setbacks as they currently exist in Arrowsic Zoning Ordinance, and address any remaining gaps between the two or
- 3) Adopt the State Ordinance.

The PB would like to align the Arrowsic Zoning Ordinance more closely to Ch. 1000 but not relinquish its current more conservative setbacks than Ch. 1000. In this vein, Mike K. is willing to work out a hybrid approach consistent with option 2 above, and present it to the PB. This would need to be completed in time to get DEP approval before Town Meeting in June.

CEO Update – Mike Field

1 BP and CU for deck on Doubling Point. Irene has posted notice of thes in the Town’s Monday e-newsletter.

Mike has taken floodplain training.

Announcements and such other business as may reasonably come before the Board:

New town hall AV system almost ready. Will make for much better and more robust hybrid (simultaneous zoom and in-person) meetings.

Mike F. discussed an inquiry that came to Vicky to build a cluster development of 3-4 duplexes (which would be 6-8 dwelling units) on a lot currently for sale and wondering if

doing so needs subdivision approval. Mike believes it should be considered a subdivision because it will contain three 6-8 dwelling units. In a cluster development, homes can be placed closer together with the remainder of the lot made into common land and may be able to share septic, but still requires the appropriate lot size per dwelling.

Mike K. proposal re: Historic Preservation.

All four lighthouses in town are on the historic register and bound by preservation clauses contained in their deeds. There is state oversight of historical preservation but there needs to be a manner to trigger the state review, otherwise how does the state know modifications to historical structures are being done. If any property is sold to a private party, what controls exist to maintain historic standards? Mike is representing the Range Light Keepers and would like to approach the 2 other town lighthouse support organizations to assess their interest in pursuing an historical preservation ordinance that would require approval be provided from the state oversight authority for modifications to historical preservation sites before proceeding with the modifications. Mike K will write up a proposal and present it to the PB. He will also send it to the other 2 lighthouse support organizations to get their feedback and to see whether they would support such an ordinance.

Arrowsic doesn't have specific ordinances for protection of historic properties. Discussion followed to determine if this should be pursued.

Next Meeting: Thursday February 6, 2025.

Motion to adjourn the meeting made by Paul , seconded by Jim . All in favor. Meeting adjourned at 8:45 pm.

Respectfully submitted by Eileen Bonine.