

**Town of Arrowsic**

**Planning Board**

**February 6, 2025, 7 pm**

In-Person and Via Zoom

**Meeting Minutes**

Vicky Stoneman (PB Chair), Eileen Bonine (PB Secretary on Zoom), Jim Davis (PB on Zoom), Jenna Howard (PB on Zoom), Don Sheldon (PB on Zoom), Mike Field (CEO on Zoom), Mike Kreindler (former CEO).

Meeting called to order at 7:05.

Announcements by Vicky Stoneman:

Eileen and Don are voting members in the absence of Joe Bonnett and Paul Cunningham.

Approval of 1.9.25 Minutes:

Don Sheldon asked for more clarification on number of dwelling units in a cluster development inquiry to the PB. Additional language included. Unanimous approval of Jan 9 minutes as amended.

FOAA Updates:

Don has gotten his certificate for FOAA training (and Planning Board webinar). The FOAA certificate will be sent to Irene, Town Admin, to record.

Jenna and Jim still need to take FOAA training. Next offered in March or June.

Historical Preservation – Mike Kreindler:

Continued discussion of Mike K's draft Historic Preservation Ordinance.

A letter has been sent to Mike K. from Margaret Kepler, owner of the Doubling Point Light keeper's quarters. Margaret does not support Mike Kreindler's proposed Local Historic Preservation Ordinance. Mike has discussed Margaret's letter with Margaret to understand her concerns.

No conclusive response from other lighthouse support organizations. Mike doesn't believe the new ordinance will make anything more expensive or onerous. He believes it will be closer to business as usual. He has gotten pushback from other citizens and neighbors. There are concerns about overregulation.

Jenna suggests inviting the state agency to one of our meetings to help us better understand the implications of creating and adopting ordinance. Vicky will pursue.

Jim asked for further information on process for listing a property on the national historic register. Mike K. indicated that there are 4 historic properties in Arrowsic and possibly a 5<sup>th</sup>, Snipe Farm. The other 4 are the 3 lighthouse properties and Fiddler's Reach Fog Signal.

Mike K. reiterated that his goal is motivated by concern for the future of the properties currently owned by the Coast Guard. While property will transfer with the historic preservation easement, Mike is concerned that new owners may not prioritize historic preservation and contact the State Historic Preservation Officer regarding intended changes as required by their deed easement. Mike F. believes he would be able to enforce following historic preservation easement without ordinance.

Even if an ordinance is not created, this discussion has been an educational and helps Planning Board respond to future applicable permits.

#### Non-conformance Issue – Chapter 1000\*:

Vicky stated concerns that the job of making modifications to the ordinance may be larger than the PB is able to take on at this point. We don't fully understand the implications and unintended consequences of modifying the ordinance to get closer to State guidelines. The modifications may allow for unintended larger changes. There is limited time remaining before Town Meeting to complete modifications. Extensive discussion followed as to whether to pursue changing the ordinance. Path forward is to gain better understanding of the implications and benefits of adopting changes. This effort will likely need to move forward at a slower pace than Town Meeting allows.

\*Chapter 1000 is state guidelines for shoreland zoning.

#### CEO Update:

1 BP/CU permit for extension of deck on Sirius Rd. Two pending permits. One addition, one screen porch.

Other Business: none.

Motion to adjourn by Jim, seconded by Don. All approved.

Meeting Adjourned at 8:58 pm

Next Meeting is Scheduled for March 6, 2025 at 7:00 pm.