

## **Town of Arrowsic**

### **Planning Board**

**March 6, 2025 @7 PM**

In-Person and Via Zoom

#### **Meeting Minutes**

Attendees: Vicky Stoneman (PB Chair), Eileen Bonine (PB Secretary), Joe Bonnett (PB), Paul Cunningham (PB), Jenna Howard (PB on Zoom), Mike Field (CEO), Mike Kreindler (former CEO), Don Sheldon (PB-Alt)

Meeting Called to order at 7:00pm

Approval of 2/6/25 meeting minutes -

Motion to approve by Paul, second Joe. No discussion. All in favor.

FOAA update - no change

Jenna – still has not taken. Planning to take it in June.

Jim has not taken it either.

#### **Non-Conformance Ordinance Modifications**

Vicky – The task to change the Town's ordinance to agree with state guidelines is large. We would need to update the entire ordinance. Unintended consequences may allow undesirable results. Is it worth it? It is too late to complete any modifications before the Annual Town Meeting. Discussion – not much benefit is seen for the effort. Most are happy to leave the situation as it is. The group consensus is to leave the ordinance as it stands. Future situations, such as a change in the Town's Comprehensive Plan may change that position. Vicky will save the work done towards this goal, for future needs. Motion to table for now by Joe, seconded by Paul. All approved. Many thanks to Mike K. for all his contributions.

#### **Draft Historical Preservation Ordinance**

Mike K. and Vicky spoke with Kirk Mohny and Megan Rideout from the Maine Historic Preservation Commission (MHPC) to understand its process to verify that property owners are following their historic easement requirements in their deeds. Properties that have been turned over from the Federal Government have historic easements in perpetuity in their deeds. Historical preservation properties that have received historic preservation grants do not have the same easements in perpetuity but rather their easements are usually 10 years in duration. The proposed ordinance would only apply to the former (perpetuity). Language in the proposed ordinance would need to be modified to ensure this. Doubling Point lightkeepers house has the historic register status but doesn't have an easement in perpetuity in its deed so the proposed ordinance would not apply to it. In terms of process, basically the

MHPC works on trust with properties contacting it re: intended changes. Although he would like to be aware of changes being planned for historic preservation properties, Kirk does not want to introduce overregulation.

Negative responses to the proposal have been received from organizations that support town lighthouses. Vicky emphasized the need for community harmony and suggested a more collaborative approach to avoid further upset. Mike K. believes that we have raised awareness and there is a better understanding of what these historic properties are required to do to satisfy the easements. He agrees that moving forward with the proposed ordinance may cause a rift in the historic preservation community. The negative responses were unexpected and should be respected.

Vicky believes we should decide if the PB wants to pursue the ordinance even if Mike K. wishes to withdraw his proposed ordinance. Is requiring notification of the MHPC for these properties to make changes to their structures important enough to pursue entailing meeting with other lighthouse support groups for their opinions?

PB consensus is to drop the effort to develop an ordinance for now. Should problems arise regarding noncompliance with the historic easements in the future, the issue can be raised again. All agreed the PB and CEO are much more aware of the easement in perpetuity on the 4 lighthouse affiliated properties so will check to be sure the easements are being followed.

#### CEO Update – Mike Field

2 Building permits – both for additions to dwellings

1 CU permit for a standby generator

1 complaint regarding Air BnB not meeting ordinance criteria has been addressed and resolved.

Mike is posting permits to the kiosk. He and Vicky will discuss posting permits on the new Town Website with Irene Burgess, Town Administrator.

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

Annual Report and Budget - Vicky will prepare the annual budget proposal for review at the April 3 meeting. She plans to request the same budget as this year - \$600. Vicky will prepare the Annual Report for the Town Meeting Booklet and provide to the group for discussion prior to the April meeting,

8:30 Meeting Adjourned -

Motion by Joe, seconded by Paul, all in favor.

Next Meeting: Thursday, April 3, 2025 @ 7:00pm hybrid