

# Town of Arrowsic

## Planning Board Minutes

### November 6, 2025, 7 PM

Attended: Vicky Stoneman (Chair), Mike Field (CEO), Joe Bonnett (PB), Eileen Bonine (PB), Jenna Howard (PB-Zoom), David Devens (Homeowner)

Meeting Called to order 7:02 pm.

- Approval of 10/2/25 meeting minutes – motion to accept by Joe, second by Jenna. No further discussion. All in favor.
- Devens Applications –
  - Retaining Wall/Generator –
    - Applicant has standing
    - Planning Board has jurisdiction because of non-conformance
    - Application is complete
    - Presentation of project by HO. – Ground slopes in area planned for location of generator. Desires to build a retaining wall to create a level pad for generator.
    - Chosen location is best when considering multiple factors like safety, efficiency, etc. Generator must be level to operate correctly.
    - DEP approval not required.
    - No further questions from PB.
    - Erosion control should be considered and maintained.
    - 4.2.3 Compliance:
      - All requirements met.
    - Motion to accept by Joe, seconded by Eileen. All in favor. Permit assigned to CU-25-05 PB.
  - Shed –
    - Applicant has standing
    - Planning Board has jurisdiction because of non-conformance
    - Application is complete
    - Presentation by HO – The plan is to replace an existing shed with a new one. The new shed exceeds 30% increase limit at the desired dimensions of 10' x 12'. Devens wants to move it 2 ft closer to the road to preserve a tree at the rear.
    - Planning Board doesn't want to set precedent in overriding 30% expansion limit. HO will change plans and build an 8' x12' structure.
    - DEP approval not required.
    - No further questions from PB.
    - Erosion control should be considered and maintained.
    - All 4.2.3 requirements met.

- Motion by Joe to accept permit as amended. Seconded by Jenna. All in favor. Permit CU-25-04 PB.

8:00 CEO Update –

**Permits:** Pending building permit for Devens – shed;

Issued Three building permits:

- Accessory structure – container, Morse, Arrowsic Road;
- Accessory structure - pool, Downing, Doubling Point, and
- Accessory structure - covered porch, Catalano, Birch Island

Issued Two Conditional Use Permits:

- Downing - earth moving, pool and
- Catalano - covered porch.

Issued One Septic permit:

- Elwell - home residence.

**Other:**

- Several inquiries about 86 Arrowsic Road, mobile home, Gloria Yeaton. Non-conforming, special protection, small footprint.
- Announcements and such other business as may reasonably come before the Board
  - Language for revised Publication Notice Ordinance presented by Vicky. Need to clarify the definition of a meeting. Advice is that the notice can be published in town email since newspaper not efficient, relevant to area or effective. Public Hearing notice would still need to go in the newspaper.
  - Road Frontage for Back Lots:
    - The current ordinance requires road frontage for back lots to be equal to the width of the principal access to lot, but not less than 50 feet. This can be complicated/unnecessary if the access to the back lot is not true road frontage but rather access from another lot's driveway (with easement) that does have the required road frontage.
    - Mike to research what other local towns have for situations like this.
- LD 1829 Public Hearing – Vicky attended the public hearing. In non-shoreland zones, minimum of three buildings per lot are permitted. It is still unclear how towns without public water and sewer are affected.
- Doubling Point Light Reconstruction Underway – due to open around Thanksgiving.

8:00 Motion to Adjourn by Eileen, seconded by Joe. All in favor.

Respectfully submitted by Eileen Bonine