

Town of Arrowsic

Planning Board Meeting

February 12, 2026. 7 PM

In-person and Via Zoom

Attendees: Vicky Stoneman (PB Chair), Eileen Bonine (PB), Joe Bonnett (PB), Jenna Howard (PB), Don Sheldon (PB), Mike Field (CEO).

Meeting called to order at 7:00 pm.

The two PB alternates will vote during this meeting – Eileen Bonine and Don Sheldon, substituting in for Jim Davis and Paul Cunningham.

Updates –

- Recap of LD1829 Zoom meeting with the Housing Opportunity Program (HOP) Coordinators, Hilary Gove and Ben Averill. Participants were Vicky Stoneman, Mike Field, and Kristin Collins. HOP has jurisdiction over most but not all sections of the rule. Major takeaways that apply to Arrowsic:
 - Three units/structures will be permitted on a lot, but lot size minimums can remain at 2 acres per unit/structure per the local ordinance as Arrowsic does not have a growth district or water or sewer systems.
 - Subdivision rules will now apply to 5 or more houses, currently applies to 3.
 - ADUs are to be approved by CEO, not Planning Board.
 - Affordable Housing Density Rules do not apply without designated growth areas or public water/sewer.
 - New training required by Planning Boards has not been detailed, but may likely be the MMA PB training that already exists assuming it will be updated with the new rules.
- Back Lots –
 - Vicky suggested a change to town ordinances to exempt them from road frontage requirements while ensuring that driveways meet private road standards. Kristin Collins has provided some language for the Ordinance.
- Sewall Parking Ordinance –
 - A question was raised regarding the need for DEP approval for the recent placement of boulders to restrict parking at the Sewall Pond access point on Rt. 127. Since the boulders are a minimum type of fence necessary to keep vehicles out of the buffer zone, it is in compliance with shoreland zoning and does not require DEP approval.

- The change for the Publication Notice in the Ordinance will be deferred to the Annual Town Meeting instead of being presented at the Town Special Meeting to take place in February.
- CEO Update –
 - No new permits were issued this month.
 - CEO Update for the Annual Town Report has been submitted. An increase in both building permits and conditional use permits was noted. Most building permits are related to accessory structures vs. principal dwellings.
 - Field Road property –
 - A couple are in the process of purchasing a property off Field Lane. There are a few restrictions that go with that lot. The property was originally owned by Kingsbury. He had gone to the PB several years back to see if he could put in access to the property from Route 127. That was denied, mainly because it would have gone through a resource protection district. So, he made an agreement with the Preble Point Subdivision to allow access through its property/roads.
 - In the agreement, the property could only be subdivided once and only 1 house and a guest house were allowed on the subdivided property. While not part of the subdivision, the lot owners would be required to pay their part in the Subdivision roads maintenance.
 - Kaake bought the property from Kingsbury and subdivided it, keeping one part and having sold the other. The property was never built on and is now for sale again.
 - This lot is the special protection district on Rt. 127 side, and shoreland protection on the river side, so setbacks will need to be met.
 - Mike has spoken to both realtors involved, and the prospective buyers, whom are all aware of the restrictions.

Announcements –

- Any Ordinance changes for the annual Town Meeting will require a Public Meeting – would like to schedule this Public Meeting for the regularly scheduled May PB meeting if possible. Vicky will bring the list of proposed changes to the March meeting for the PB to review.

Motion to Adjourn made by Jenna at 7:55. Seconded by Eileen. Approved

Next Meeting is scheduled for March 5, 2026 at 7 pm.

Respectfully submitted by Eileen Bonine