

**Town of Arrowsic**  
**Minutes of Planning Board Site Walk**  
**Subdivision Revision to Approved Plan and Conditional Use Permit Application**  
**Review for Mill Island Estates Subdivision Lot Line Change**  
**Located at 69 and 105 Mill Island Road**  
**June 4, 2026, 5:30 PM**

Location: Properties are located at 69 and 105 Mill Island Rd, Arrowsic, ME. Arrowsic Tax Map/Lot No. 4/55 and 4/55-1, respectively, Lot line acreage change: adds 1.29 acres to lot 4/55 and takes away 1.29 acres from lot 4/55-1.

Attending: Vicky Stoneman (PB Chair), Joe Bonnett (PB), Paul Cunningham (PB), Jenna Howard (PB, alt secretary), Pia Bundgaard Neilson (Homeowner), John Riley (Homeowner), John Wood (Surveyor)

This Site Walk, led by Pia Bundgaard Neilson is a precursor to consideration of a change in boundary lines between the two parcels in the Mill Island Estates Subdivision. Orange markers outlined the proposed parcel changes. Parcel B lot line is being moved east to allow the pond to be completely located on the Neilson property. Parcel B adds .31 acres to the Neilson property. Parcel A is being moved east to add .98 acres to the Neilson property.

The homeowners' plan is to clean up the boundary lines between the two properties so the Neilsons can purchase two triangle-shaped parcels of Margaret Coughlin and John Riley's property, including a portion of a pond that they'd like to fully maintain.

John Wood explained that a boundary retracement survey was done when the Spiegels lived on lot 4/55-1 and all parties agreed to the lines at the time.

Joe Bonnett asked what the original reason was for the dividing lines as they were. The homeowners aren't sure but know the road wasn't in place before the lines were drawn.

A question was raised by Joe Bonnett regarding whether both parties agreed on the changes. The homeowners confirmed.

John Wood showed the Planning Board the full subdivision map and outlined the most recent subdivision lines, plus he outlined the history of Mill Island that explained some of the striking issues with the map.

The homeowners have submitted documentation required for conditional use permit applications. The board will determine if the applications are complete and properly submitted for review under subdivision regulations to approve the lot line changes at its meeting later in the evening.

The Site Walk concluded at 6:10 PM.  
Respectfully submitted Jenna Howard