

Town of Arrowsic
Minutes of Planning Board Site Walk
Conditional Use Permit Application for Replacement of Home and Accessory Structure in the
Special Protection Zone
Located at 86 Arrowsic Road
August 6, 2026 6:00 PM

Location: Property owned by Sarah Newbery and Garrett Finney and located at 86 Arrowsic Rd., Arrowsic, ME. Arrowsic Tax Map/Lot No. 6/22, 4.4 acres.

Attending: Vicky Stoneman (PB Chair), Eileen Bonine (PB), Joe Bonnett (PB), Paul Cunningham (PB), Jenna Howard (PB), Mike Field (CEO), David Devens (PB candidate), Sarah Newbery (property owner), Garrett Finney (property owner), Doug and Anna Kohring (abutters).

This site walk is a precursor to consideration of Conditional Use Permit for the replacement of existing home and accessory structure to replace previous mobile home which has been removed.

Property owners had clearly staked out boundaries of proposed home, as well as setbacks established by previous home. There is no conforming space to build on the property so the newly designed building had to be no less conforming in location than the previous mobile home.

New accessory unit will be relocated from site of existing structure to a less non-conforming location and will include a solar array. Questions were asked about the impact of the solar array on the building footprint. It is intended that the existing accessory structure will remain until new structure is built.

One-time 30% expansion is allowed and this increased space was included in the site description by the owners as well as the post foundations they intend to use. They will be approximately 4 feet higher than the previous foundation due to flooding concerns from river/marsh and MDOT's 2028 planned raising of the section of Rt. 127 running by the house.

The site walk concluded at approximately 6:30PM.

Respectfully submitted by Eileen Bonine