

**Minutes of Planning Board Meeting
February 5, 2024 at 7:00 PM at Town Hall**

Attending: Vicky Stoneman (PB Chair); Joe Bonnett (PB); Paul Cunningham (PB) via zoom; Jim Davis (PB) via zoom; Jenna Howard via zoom (PB); Chris Wilcoxson (CEO)

Meeting called to order @7:10PM

Minutes

The Board reviewed the draft minutes of its January 11th, 2024. Motion to approve by Joe Bonnett, 2nd by Jenna Howard. Approved unanimously

FOAA Class Update (Freedom of Access Act)

The next FOAA webinar zoom meeting will be March 7th, 2024. It is to help participants understand the Freedom of Access Act. All Planning Board members are required to take the class once a term. There are still some PB members that need to take the class.

Review Town Attorney's Revised ADU Ordinance Language

The CEO spoke with a hydrologist and feels comfortable with the language pertaining to potable water. He can use Maine state government guidelines as well as hydrologist recommendations as support as well.

We discussed the stated 1000' distance rule vs. abutters in determining persons to be notified re: a new well being installed for an ADU. It was determined that notifying abutters was sufficient. Two other local, comparable towns are using similar rules which was affirming.

There was discussion on what abutters might do if they thought there might be an issue or if issues arise. It seemed a good idea to include them in the initial discussion on the well and hear any concerns if they have any. If issues do arise, townfolk can contact the CEO, Planning Board or Select Board. More discussion followed on well location and setbacks from abutters.

It was suggested to add more specific language to the potable water language regarding the hydrologist report and testing the CEO can request, which was accepted by all.

State DEP Ch. 1000 Shoreland Zoning Nonconforming Language

We reviewed the DEP's Ch. 1000 non conforming language and compared it to the corresponding language in the Arrowsic Zoning Ordinance to understand the differences. They are similar in much of their scope, but some clear differences exist. While not required to make the two documents agree, there are rules on how to apply differences that could be cumbersome. It was agreed the Arrowsic Zoning Ordinance is ok for now, but the PB may bring it back up for review at a later date when it has less on its plate.

CEO Update

The CEO says permit applications are very slow currently. The Town's flood plain information is required to be updated every 5 years, and the CEO is working with the flood plain manager to do so. This work helps with insurance discounts inside the flood plain area.

He has received a new permit application for the installation of a dock at 6 North River Road. There is a site walk pending for Sunday, March 3rd @3pm.

Announcements

Jenna gave brief Climate Action Plan update: 1) there are some plans for raising roads vulnerable to flooding, and 2) the Plan will be reviewed Feb 14th by the Climate Action Plan Committee and they will work on prioritizing projects.

We have updated the Short-term Rental list with most recent information as of January 2024. There are currently 13 STRs listed.

Adjourn

The meeting Adjourned at 8:30pm.

The next meeting will be March 4th (at Fire House) at 7:00pm.

Respectfully submitted by Joe Bonnett