

Town of Islesboro
Planning Board
Regular Meeting
January 28, 2013 @ 6:15 PM

MINUTES

Members Present: Vice Chair Janice Harmen, Peter Coombs, Mark Small and Gil Rivera.
Excused: Alice Faye and alternates Jennifer Whyte and Katie Schwarzenbach

Others Present: William Boardman - CEO, Andrew Berman and Mariko Tsunooka

Vice Chair Janice Harmen called the meeting to order at 6:15 PM, and a quorum was established.

MOTION by P. Coombs to approve the minutes of January 7, 2013 as written. G. Rivera seconded the motion and it passed 4-0.

MOTION by M. Small to take the agenda out of order. P. Coombs seconded the motion and it passed 4-0.

ANDREW BERMAN ARCHITECT ON BEHALF OF JONATHAN COHEN, MAP 21, LOTS 2G & 2F, APPLICATION #4-13

This application is for the construction of a seven bedroom house, a boathouse to be used for recreation and boat storage, and a building to be used as a studio. Mr. Berman told the Planning Board that the house will be used seasonally but will be built for year round use. The house will contain 7 bedrooms, one master bedroom, one bedroom for each of the three children, and three guest bedrooms. The boathouse will be unheated, and will have it's own separate septic system. The studio and the main house will share a septic system. The architect hopes to have the house "nestle into the site" with a minimum of clearing. The boat house will have a planted roof and the studio will have a copper roof. The outside of the main house will be wooden shingles. There are plans to have a dock, but this will be presented on a future application.

(Gil Rivera was called out to an emergency at this point in the meeting).

The site plan has been revised from the original submission because there was a section of the main house that did not meet the 75' setback. The applicant presented the Planning Board with an amended site plan, and will send a smaller .pdf file of the plan for the record.

Mr. Boardman noted that there was a separate application for blasting that has been submitted by the applicant. He will review the ordinance to find out if notification to abutters is necessary.

As with past applications that entailed a lot of truck traffic to the site, a road escrow account should be set up. The permit could incorporate a condition asking the applicant to contact the Road Commissioner/Town Manager to set up an escrow account. Past escrow accounts were in the amount of \$25,000. This will be discussed again once the approval of the application is made.

MOTION by P. Coombs to table the application for a site review. M. Small seconded the motion and it passed 3-0. Gil Rivera, Peter Coombs and Bill Boardman will perform the site review tomorrow at 10 AM and will be accompanied by Andrew Berman.

MOTION by M. Small to return to the original order of the agenda. P. Coombs seconded the motion and it passed 3-0.

BRUCE BABBIDGE, MAP 40, LOT 9A, #6-13

This is an application to convert an existing modular building into a two bedroom dwelling unit with a well and septic system. The lot is a grandfathered lot, approximately 1.1 acres. Mr. Boardman has been on site and recommends approval of the application. The site plan clearly shows that all setbacks are met.

MOTION by M. Small to approve the application of Bruce Babbidge to convert the existing storage building into a two bedroom single family dwelling with a well and septic system. P. Coombs seconded the motion and it passed 3-0.

PAM CLEVELAND, MAP 22, LOT 2, APPLICATION #5-13

This application is for the construction of a 90' x 5' pier, 40' x 4' ramp and a float. The application is incomplete because the Army Corps permit has not been received. The DEP permit has been issued.

MOTION by P. Coombs to table the application of Pam Cleveland to construct a pier, ramp and float for a site review by the CEO, the receipt of the Army Corps permit, and review by the Harbor Master. M. Small seconded the motion and it passed 3-0.

OTHER BUSINESS

CEO Report for December: B. Boardman reported that he recently attended a workshop on ADA and Fire Safety which will be useful for the upcoming Boardman Cottage application to increase the number of rooms by two.

Correspondence:

1) There is a standard language for condition of approval that the town's attorney is advising the Planning Board to include on every Planning Board permit. The Planning Board members thought the language was acceptable and this will be added to the Planning Board and the CEO permits.

2) The Airport Committee charter states that there should be a representative from the Planning Board on the committee. As Jennifer Whyte is not in attendance, and as the Board felt she may be a good candidate for the committee, especially as she lives in close proximity to the airport, the Board will table this discussion until the next meeting.

MOTION by M. Small to adjourn the meeting at 7:00 PM. P. Coombs seconded the motion and it passed 3-0.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board