
Town of Islesboro
Planing Board
Regular Meeting
April 22, 2013
6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: William Boardman - CEO

The meeting was called to order at 6:15 PM. Chair Fay appointed Jennifer Whyte a voting member and a quorum was established.

MOTION by M. Small to approve the minutes of March 25, 2013 as written. Motion passed 5-0.

Boardman Cottage, Map 17, Lot 24, Application #MD1-13

This application was tabled at the last meeting for Findings of Fact which are presented to the Board members at this meeting for review.

MOTION by P. Coombs to approve the Findings of Fact as written for the Boardman Cottage, Map 17, Lot 24, Application #MD1-13, dated April 22, 2013. J. Whyte seconded the motion and it passed 5-0.

MOTION by J. Whyte to approve Application #MD1-13, Map 17, Lot 24 for the Boardman Cottage to construct a 28' x 30' addition to their assisted living facility which will include two additional bedrooms, two additional bathrooms, and a common area. M. Small seconded the motion and it passed 5-0.

State of Maine Ferry Service, Map 18, Lot 4, #12-13

This application is for an addition and remodel of the existing ferry crew's quarters. The application calls for an additional bedroom bringing the total number of bedrooms to five, renovation of the two existing bathrooms to make one ADA compliant; and remodel of the kitchen area. It was decided that this is not a public building and does not require a Fire Marshall's permit.

(Gil Rivera was called out of the meeting at this point)

Although this is an undersized lot, the house is conforming and therefore the abutters did not need to be notified and a 2NC form was not required. Mr. Boardman reported that the expanded septic system is adequate for the number of proposed bedrooms.

MOTION by J. Whyte to approve Application #12-13, Map 14, Lot 8, for the State of Maine Ferry Service to remodel the crew's quarters adding one additional bedroom and renovating bathrooms and kitchen. M. Small seconded the motion and it passed 4-0.

Town of Islesboro, Map 22, Lot 9B, Application #MD2-13

This application is for the creation of a parking lot for the Moseley's pier area. This lot was deeded over to the Town of Islesboro from Leucadia when Northeast Point Subdivision was established.

Mr. Boardman reported that he consulted with Marc Schnur regarding the issue of exceeding the lot coverage by creating this parking area. Mr. Boardman came away with three options:

- 1) Go to the Town and ask for this lot to be designated as part of the Maritime District.
- 2) The Planning Board could turn down the application and it could go the BOA for a variance.
- 3) DRO, Article 23, Section 45-125, Waiver of Performance Standards: It is believed that the Planning Board could waive the performance standard considering this parking area to be safe, off-road parking for vehicles using the waterfront area.

The Board would like to recommend to the Board of Selectmen they paint a crosswalk on the road indicating where pedestrians can cross. The crosswalk should probably not originate directly from the driveway, but rather another spot that will provide good site line and be out of the way of traffic coming in and out of the parking area. The deed will be copied and given to the Planning Board. It is believed that the deed stipulates that there be no illumination or pavement. Mr. Boardman believes the parking area will hold approximately 18 cars. The question then came up as to how to designate parking areas on a dirt lot, and one suggestion was to use logs as headers.

MOTION by P. Coombs to table the application of the Town of Islesboro, Map 22, Lot 9B, Application #MD2-13 for a site review. M. Small seconded the motion and it passed 4-0. Bill Boardman and Gil Rivera will perform the site review.

OTHER BUSINESS

- 1) CEO Report for March was submitted to the Planning Board. Mr. Boardman reported that the DEP Workshop held this month was attended by 10 mainland contractors and 12 island contractors, and he felt it was very beneficial.
- 2) Marc Schnur memo to Planning Board dated 4/8/13 regarding the proposal to change "will" to "may" in Section 45-12 of the DRO. Alice Faye said that they will take this into consideration and review it further during ordinance review.
- 3) The Planning Board reviewed the ordinance change regarding the allowance of an 80 sq ft accessory structure on a nonconforming lot when the setback from a water body, tributary stream or wetland is not possible. This will be marked as an ordinance change and it will be decided where best to fit this in to the existing ordinance.
- 4) Bill Boardman said that the state is proposing a new ordinance involving a nonconforming structure and that applicant would have a choice of expanding by the 30% as it is currently written, or 1500 square feet. An applicant would choose one or the other. Mr. Boardman will provide the Board with a copy of this language for next meeting.
- 5) Ordinance Review: The Planning Board will begin review at the next meeting with DRO, Minor Subdivision, Articles 8 & 9.

MOTION by P. Coombs to adjourn the meeting at 7:00 PM. M. Small seconded the motion and it passed 5-0.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board