

Town of Islesboro  
**Planning Board Meeting**  
Regular Meeting  
May 6, 2013  
6:15 PM  
Town Office Meeting Room

**MINUTES**

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

Others Present: Bill Boardman, CEO, Evan Schmidt, William Warren

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

MOTION by J. Whyte to approve the minutes as written. G. Rivera seconded the motion and it passed 4-0.

MOTION by J. Harmen to take the agenda out of order. G. Rivera seconded the motion and it passed 4-0.

**ANDREW DUNN AND CAROLINE MAGNAY, MAP 23, LOT 21, APPLICATION #13-13**

This is an application for a 35 LF **extension** to the existing permanent pier, replacement of a seasonal tide ramp and float with a larger ramp and three new wooden floats arranged in a L-shaped configuration to replace the existing single wood float.

Gil Rivera did an unofficial site review with Robert Achorn, Assistant Harbor Master, today. They looked at the site by water as Mr. Achorn was in that area today working on moorings. G. Rivera said that he didn't see any concerns with the project from the waterside. It was reported that Robert Achorn also did not see any reason for concern navigational-wise.

Evan Schmidt, who is an abutter by water to this project wanted to voice several concerns for the record:

- He believes the intention of this project is for the owner to bring in an 85 foot yacht which will directly impact Mr. Schmidt's visual view.
- This project will impact the aesthetic beauty of the cove area.
- Inherent risk of an accident on windy days - concerns with gasoline spill with such a large tank probably holding 15,000 gallons of fuel.
- The boat will probably draw 6' of water, and the shallowness of that area won't allow for the boat to stay at the dock through a full tide cycle, therefore the boat will move in and out of cove, creating concern for large props "chewing up" the area.
- Mr. Schmidt has a mooring in that cove and he feels he will have to maneuver too much around this yacht to get to his mooring.
- The yacht does not go with the "nature" of the cove - it is too large/ too dangerous. There are many small boats in the cove on a daily basis.

William Warren, who is also an abutter by water, supports Mr. Schmidt's comments, as he is also concerned with the above.

The application is incomplete because the Army Corps permit has not yet been received.

The Planning Board told Mr. Schmidt that they only have jurisdiction over the placement of the pier on the land and that any navigational concerns should be directed to the Harbor Committee, or perhaps he could also contact DEP, the Army Corps, or the property owner.

It was decided that site review is not warranted at this time as the pier location remains the same.

MOTION by J. Harmen to table Application #13-13 of Andrew Dunn, Map 23, Lot 21, for the Army Corps permit. J. Whyte seconded the motion and it passed 4-0.

**TOWN OF ISLESBORO, MAP 22, LOT 9B, APPLICATION #MD 2-13**

This application is for the creation of a town parking lot across from Moseley's dock area. It was tabled at the last meeting for a site review. Gil Rivera and Bill Boardman-CEO, performed the site review. G. Rivera reported that the line of sight is +/- 375 in both directions with a 35 MPH limit in that area. A buffer of trees will be maintained. Mr. Boardman recommends that a painted crosswalk be implemented originating in a spot just north of the driveway with wood chips used to designate the path from the parking lot to the crosswalk. This will help keep people crossing in one area as opposed to scattering in different locations to cross the road. The Planning Board would also encourage the town to put up signs warning of a crosswalk ahead. The parking lot will accommodate approximately 18 cars and it is recommended that the Town use logs to maintain a parking pattern.

The Planning Board then read through the Criteria of Approval in the DRO. It was noted that grading will be done as to prevent erosion. The surface of the parking area will remain dirt, and there is not to be any illumination. It was recommended that the town maintain the trimming of the trees alongside the road for visibility.

The Planning Board then reviewed DRO, Section 45-72, and determined that this activity will exceed the allowed 20% lot coverage. The area will probably exceed 50% lot coverage.

The Planning Board then referred to DRO, Section 45-125 "Waiver of Performance Standards" allowing the Planning to waive portions of the performance standards. The Planning Board decided to waive the standard of lot coverage because of the following reasons:

- Safety Issues - this will allow for off road parking.
- Gift to Town - this lot was gifted to the town as an exempted lot for parking area.
- The parking area supports the use of the town facilities

MOTION BY J. Whyte to waive the performance standard of Section 45-72 using Section 45-125 as noted above. G. Rivera seconded the motion and it passed 4-0.

MOTION by J. Harmen to table the application of the Town of Islesboro, Map 22, Lot 9B, Application #MD2-13 for written Findings of Fact. G. Rivera seconded the motion and it passed 4-0.

**OTHER BUSINESS**

It was decided to continue ordinance review at the next meeting as there were three members missing .

MOTION to adjourn by J. Harmen, seconded by J. Whyte. The meeting adjourned at 7:05 PM.

Respectively submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board