

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, March 22, 2021
Zoom Meeting at 5:00 PM

MINUTES

1. Call the meeting to Order and Establishment of a Quorum.

Chair Schoppe called the meeting to order at 5:00 pm and a quorum was established.

Members Present: Bill Schoppe; Jennifer West, secretary; Dave Dyer, voting; Isabel Jackson, and Jesse Burns, voting.

Members Excused: Gil Rivera, Jennifer Whyte.

Others present: Bill Boardman, CEO; Michael Hutcherson, applicant/Islesboro Media; Sonya Pelletier, applicant; Josh Leach; Christopher Trim, applicant; John Rex-Waller, representative for ICC; Peter Rothschild, applicant; John King; Jim Weiss; Josh Linscott, applicant; Elizabeth Hayden.

2. Approval of Minutes:

Motion: To approve the Minutes of March 8, 2021 as written, by B. Schoppe, I. Jackson seconded. Roll call, motion passed 5 yes 0 no.

3. Old Business

A. LAND USE ORDINANCE- NONE

B. DEVELOPMENT REVIEW ORDINANCE

1. **Josh Linscott, Application MD 01-21**, Map 17, Lot 14A, 116 Main Road,. Construct 20 X 50 foot storage building at existing permitted commercial facility.

Motion: to approve application MD 01-21 as a Minor Development, by J. West, seconded B. Schoppe. Roll call, motion passed 5 yes 0 no.

Findings of Fact: change the dates of the two meetings that application reviewed to February; Item I should state “ oil and chemicals will be stored properly within the storage building.” Add Dave Dyer and remove Jennifer Whyte for signatures.

Motion: to approve Findings of Fact for application MD 01-21 as amended, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes to 0 no.

Motion: to approve application MD 01-21 by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes to 0 no.

2. **Sonya Pelletier, application MD-02-21**, Map 20, Lot 37A. 182 West Bay Road. To replace recently demolished section of existing building, add hallway, and establish a Day Spa, which will include hair, skin and nail care.

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Motion: to approve application MD 02-21 as a Minor Development, by B. Schoppe, seconded J. Burns. Roll call, motion passed 5 yes 0 no.

Findings of Fact modify by adding Dave Dyer and removing Jennifer Whyte for signatures.

Motion: to approve Findings of Fact for application MD 02-21 as amended, by I. Jackson, seconded by D. Dyer. Roll call, motion passed 5 yes to 0 no.

Motion: to approve application MD 02-21 as amended, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes to 0 no.

Motion: to take Land Use applications out of order for Christopher Trim, by B. Schoppe, seconded by J. Burns. Roll call, motion passed 5 yes to 0 no.

4. New Business

A. LAND USE ORDINANCE

1. **Christopher Trim, application LU 06-21**, 1081 Deep Cove Lane; Expansion of existing dwelling unit.

- Bill Boardman indicated that the septic system will be expanded for an additional two bedrooms for a total of 4.
- This is an existing house. The first floor footprint will be renovated to add a 10' X 20' mudroom off the back of the house to create an entrance.
- A second floor will be added for 2 bedrooms, a bathroom and two small decks (6' x 10').
- A basement bedroom will be renovated.
- An existing first floor deck will be replaced with a 10' X 30' wide deck.
- Bill Boardman indicated that a site review is not necessary as it is an existing house and setbacks are met. The new deck will be within 200' of the shoreline.
- Currently Bluff Road is posted to heavy loads.

Motion: Application approval is pending with condition that applicant has negotiated with the Town for an escrow account for possible damage to Bluff Road, by J. West, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.

Motion: to return agenda to original order, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes to 0 no.

2. **Peter Rothschild, application LU 05-21**, Map 6 Lot 4C, Convert barn to upstairs Dwelling Unit.

- Barn currently under construction, permitted by CEO. Plan to add a two bedroom apartment to the upstairs.
- Septic system is designed for 5 bedrooms in anticipation of a yet to be planned 3 bedroom house on the property.
- Well and septic have yet to be installed.
- Setbacks approved during CEO review for barn permit.

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Motion: To approve application LU 05-21 as complete, by I. Jackson, seconded by J. Burns. Roll call, motion passed 5 yes 0 no.

Motion: To approve application for LU 05-21, by I. Jackson, seconded by J. Burns. Roll call, motion passed 5 yes to 0 no.

B. DEVELOPMENT REVIEW

1. *Michael Hutcherson, application MD 03-21*, Map 33 Lot 9, 1327 Main Road. To sell produce and seedlings at a Farm Stand located at their garden site.

- Abutters notified.
- A parking area will be constructed using crushed ledge and gravel.
- A farm stand (8.2' d X 11.9' l X 10' h) will be constructed for the sale of produce.
- A removable free standing sign, no greater than 2' x 3' will be placed beyond 26' of the road's center line.
- The farm stand will be used seasonally, four to five days a week between the hours of 8 am and 6pm.
- No outside lighting.
- No noise anticipated.
- Waste will be handled by the applicant.

Motion: The application for MD 03-21 meets the criteria of a Minor Development, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.

Motion: Application MD 03-21 is tabled for a site review and Findings of Fact, by I. Jackson, seconded by B. Schoppe. Roll call, motion passed 5 yes 0 no.

2. *Islesboro Community Center, application MD 04-21*, Map 17 Lot 25A, 101 Main Street. Change of use, remove existing house, move shed and/or construct new shed and construct gravel pad (35' x 70' max) for a tent for summer gatherings.

- Abutters have been notified.
- Dave Dyer recused himself from the review as he is an employee of the ICC.
- The ICC does not anticipate expanding the parking lot at this time.

Motion: The application for MD 04-21 meets the criteria of a Minor Development, I. Jackson, seconded by B. Schoppe. Roll call, motion passed 4 yes, 1 abstain, 0 no.

Motion: Application MD 04-21 tabled pending site review and Findings Fact, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 4 yes, 1 abstain, 0 no.

Motion: Meeting adjourned at 6:11 pm, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.

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5. Other Business

- CEO Report- February 2021 report submitted. Update: Dave Dyer in process of CEO position has passed one exam, Legal and Enforcement issues, and is waiting for the next 2 to be available on-line. The next step will be plumbing.
- People Wishing to Address the Planning Board- none
- Correspondence: none
- Committee Reports: Adult Use Ordinance committee is in initial stages of starting up again.
- Chair- Additional business: none

Motion: Meeting adjourned at 6:11 pm, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.