

Town of Islesboro
Planning Board
Regular Meeting
April 23, 2012
6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: Scott Anderson, Chip Fredette, Paul Nichter, Neil Hoffman, Rick Rogers, Andy Staples, Mike Boucher.

The meeting was called to order at 6:15 PM and a quorum was established.

MOTION by J. Harmen to approve the minutes of April 9, 2012. M. Small seconded the motion and it passed 5-0.

NEW BUSINESS

Verizon Wireless Telecommunications Facility, MD #2-12, map 38, Lot 10

This application is for a 75' monopole communication tower, along with a fenced 2400 square foot compound which will house an equipment shelter, generator, ice bridge etc. The tower is being placed on land leased from Pendleton Yacht Yard. In review of the application, it was noted that the abutters were properly notified at least 7 days in advance, and that all required components and information were included with the application, thus the Planning Board determined the application to be complete. It should be noted that there were no concerns brought forth by any of the abutters.

Scott Anderson and Chip Fredette both explained the project to the Planning Board. The tower will hopefully provide improved cell phone service and 4 G to the lower half of the island. There is a repeater currently installed on the property that was permitted in 2009. The tower will not be illuminated, and is not required to be as it is under the height requirement, and also it is not in close proximity to an airport. The site will be visited approximately once a month by a technician. The generator will run approximately 20 minutes a week and is located inside of a building. The tower does not use guide wires. The ice bridge is made of galvanized steel which helps protect the cables from ice falling off the tower. Scott Anderson said that he would be willing to talk to the town to look at possible use by Islesboro's emergency personnel for better radio reception. The fence will be locked with barbed wire across the top, and it will be set up with an alarm. The only license required is from the FCC and it is on file from the previous application and expires on 4/28/17.

The Planning Board reviewed Chapter 4 of the Development Review Ordinance. All conditions were met per the Planning Board's review of Chapter 4, noting that it does not require water, vehicle access pre-exists, there will be no noise, there is sufficient funding for the project and it won't interfere with scenic views. After review of the application and Chapter 4, the Planning Board did not feel that a site review was necessary.

MOTION by J. Harmen to table Application MD #2-12 of Verizon Wireless Telecommunications

Facility for Findings of Fact. P. Coombs seconded the motion and it passed 5-0.

Andy Staples, Carpenter for Hire LLC, Map 39, Lot 36, MD 3-12

This application is to renovate the existing building and construct an addition to be used for a contractor's construction business. In looking at the application, the Planning Board found that all the necessary components and information was provided and therefore they deemed the application complete in order to begin review of same. At this time, the abutters Nancy and Neil Hoffman are requesting a Public Hearing.

MOTION by J. Harmen to hold a Public Hearing for Application #MD3-12, Map 39, Lot 36 for Andy Staples, Carpenter for Hire. P. Coombs seconded the motion and it passed 5-0.

Chapter 12 of the DRO, Section 12.1.3 discusses the criteria which activities have to meet in order to be eligible for minor development status. Before the Board is comfortable deciding which status should be given to this application, they would like to visit the site to get a better understanding of the area and the project. Paul Nichter, agent for Andy Staples, reported that the total area of roofed space and the building equals 2,268 sq. feet. There is 1273 square feet of new and old building space. The 2NC form was filled out, and Mr. Nichter asked that it be amended. He had put two figures on the form in error - 23C should be 217 square feet and 24 C should be 3,038 cu. feet. The percentage figure in 24D stays the same.

Abutter Neil Hoffman addressed the Planning Board, stating that he felt the entire lot is the area of activity. He feels there are a lot of concerns with this project, the lot is nonconforming and the building is nonconforming. The site line is not good there, and the neighborhood is not conducive to such a business. He is concerned about the noise and the truck traffic going in and out. As to whether this is a major or minor development, Bill Boardman-CEO told Mr. Hoffman that he feels that his concerns wouldn't be negated under the minor development review.

Rick Rogers, Islesboro Affordable Property Chairman, had several concerns he would like addressed:

- 1) Wants to know how much traffic will be coming and going from the site on a daily basis.
- 2) Wants to know if there will be exterior lighting.
- 3) Wants to know their hours of operation.

Mike Boucher says that he is here to speak for Mr. Brickfield, an abutter to the property, who is in support of the project. The building is historically a bus barn where they used to fuel the buses. When Mr. Brickfield purchased the property, he was required to clean up contaminated soils on site, which led to a lot of heavy equipment, drilling and testing, and the placement of a purification system - which lasted for several years. He also told the Board that part of the Hoffman's driveway comes across Mr. Staples property. The proposed use of this building for a carpenter shop exists all over Islesboro Mr. Boucher said.

Mr. Hoffman continued to talk about other concerns, saying that he will hear the saws and the trucks. He will smell fumes. The area is residential. There is a difference between a storage building and a carpenter shop. There is a concern about the fence encroaching on the setback, to which Mr. Nichter replied that a fence can be right on the line.

Alice Faye said that this lot is grandfathered as a storage building and bus barn.

The Planning Board decided to hold a site review prior to setting a public hearing or making a determination of whether the application is a minor or major development.

MOTION BY G. Rivera to hold a site review on Map 39, Lot 36 at property owned by Andy Staples on April 30, 2012 at 8:30 AM. M. Small seconded the motion. Discussion: Mike Boucher wanted to point out that as the Board drives through this area on their way to the property for them to take note of other businesses already established in this area. He also went on to comment that it was written in the deed that no doors should be built on the road side of the bus barn building. This deed will be researched prior to the next meeting. P. Pike pointed out that the Hoffman's property also abuts onto the road going to the Tarratine Tennis Courts which is heavily traveled in the summer months. Vote: Motion passed 5-0.

OTHER BUSINESS

CEO Report: Bill reports that there was only one permit issued last month.

People wishing to address the Planning Board: P. Pike wanted to revisit the policy of requiring correspondence to be in to her 7 days in advance of the Planning Board meeting, or else it would be put off for review until the meeting after. Alice suggested that this be part of an ordinance or policy in the future.

The suggestion came up that a standardized letter of notification to an abutter be available as part of the Development Review Application, and in the context of that letter, the abutter could be notified that any correspondence must be received 7 days prior to the meeting.

MOTION by G. Rivera to adjourn the meeting. J. Harmen seconded the motion and it passed 5-0. The meeting adjourned at 8:45 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board