

Town of Islesboro
Planning Board
Regular Meeting
June 18, 2012
6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: Paul Nichter, Albert Rolerson, Nancy Hoffman, Judy Gardner, Michael Boucher, Andy Staples, Steven Hanscom, Andrew Anderson, Rick Rogers, Diane Rolerson, Stuart Ray, and CEO William Boardman

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

MOTION by J. Harmen to approve the minutes of June 11, 2012 as written. G. Rivera seconded the motion and it passed 5-0.

ANDY STAPLES, MAP 39, LOT 36, MD#3-12

This application was tabled at the last meeting for consult with the Town Attorney regarding grandfathered parking. The Town Attorney is awaiting written information for the Planning Board for their review before providing legal consult.

MOTION by Janice Harmen to table Application MD#-3-12 of Andy Hamilton, Map 39, Lot 36 for legal guidance from the Town Attorney. G. Rivera seconded the motion and it passed 5-0.

MARK UMBACH, MAP 38, LOT 19, MD#6-12

The Planning Board reviewed the Findings of Fact dated 6/18/12.

MOTION by J. Harmen to approve the Findings of Fact for Mark Umbach, Map 38, Lot 19, for Application MD#6-12 as written. P. Coombs seconded the motion and it passed 5-0.

MOTION by Peter Coombs to approve application MD #6-12, Map 38, Lot 19, for March Umbach to change the use of the former book store and office space to a retail shop called "The Summer Shop". J. Harmen seconded the motion and it passed 5-0.

PEG BEACH, MAP 40, LOT 21, MD #7-12

The Planning Board reviewed the Findings of Fact dated 6/18/12.

MOTION by J. Harmen to approve the Findings of Fact for Peg Beach, Map 40, Lot 21, for Application #7-12 as written. G. Rivera seconded the motion and it passed 5-0.

MOTION by J. Harmen to approve application MD #7-12, Map 40, Lot 21, for Peg Beach, to establish a bed and breakfast to include the rental of two rooms for a maximum of three people. Gil Rivera seconded the motion and it passed 5-0.

JANET AND ANDREW ANDERSON, MAP 30, LOT 3, MD #8-12

This application is for the change of use of an existing garage to be used now as a woodworking shop with storage space. The application was reviewed and deemed complete. Mr. Anderson was asked if he would be having an air compressor and he said yes. He also said there would be an outside storage area which will not be fenced. There will be no physical change to the garage. Mr. Anderson plans on working on small projects throughout the winter and says his activity will not bother the neighbors. The existing driveway was there when Mr. Anderson bought the property. Chapter 4 of the DRO was reviewed and there were no concerns. There will be one light attached to the side of the garage, and he does not plan on having a sign.

MOTION by J. Harmen to table the application of Janet and Andrew Anderson, Map 30, Lot 3, MD#8-12 for Findings of Fact. P. Coombs seconded the motion and it passed 5-0.

CHRISTIE RAY ROBB, MAP 38, LOT 16, MD#9-12

This application is for the establishment of a retail shop in an existing building. After review of the application it was deemed complete by the Planning Board.

The activity is less than 1000 square feet and thus can be reviewed under Minor Development. The applicant's father, Stuart Ray is present, and describes the shop as essentially a gift shop. The applicant started a similar shop in New York two years ago. The parking area for the shop will be next to the adjacent building, the former Blue Heron, and the applicant has written permission from the owner of that property for same. It is uncertain if there will be a sign at this point. It was suggested that a sign directing them to the parking area should be placed near the shop. The shop will only use inside space, and not the lawn area. Chapter 4 of the DRO was reviewed. This building is hooked into the town septic system, there will be no exterior changes, parking will be off road, and there should be no road congestion.

MOTION by Janice Harmen to table the application of Christie and Ray Robb, Map 38, Lot 16, MD#9-12 for Findings of Fact. Gil Rivera seconded the motion and it passed 5-0.

OTHER BUSINESS

CEO Report: Mr. Boardman reports that it is becoming more difficult, since the closing of the State Planning Office, to attend classes necessary for him to remain certified, but so far he has been able to attend those he needs.

People wishing to address the Planning Board:

Diane Rolerson asked about the process, and how a decision is made prior to the Planning Board meeting, referring to the tabling of the Andy Staple's application. Ms. Faye said that after speaking with the town attorney, and realizing there would be no answers available in time for this meeting, that the application would be tabled. The Planning Board, as a courtesy to the applicant and concerned parties, sometimes will make the decision beforehand in order that people can avoid a trip out to the island if possible.

MOTION by J. Harmen to adjourn the meeting. G. Rivera seconded the motion and it passed 5-0. The meeting adjourned at 6:55 PM

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board

