

Town of Islesboro
Planning Board
Regular Meeting
August 27, 2012
6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: Bill Boardman - CEO, Michael Boucher, Judy Gardner, Catherine Toran, Andy Staples, Paul Nichter, Nancy Hoffman, and Josh Conover.

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

MOTION by J. Harmen to approve the minutes of August 13, 2012 as written. G. Rivera seconded the motion and it passed 5-0.

MOTION by M. Small to take the agenda out of order. G. Rivera seconded the motion and it passed 5-0.

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

Chair Faye told the Board that the applicant has asked to be put back on the agenda. The applicant has submitted a new plan dated August 20, 2012. The plan is designed to “remove all items that have brought forth objections” and to “attempt to better fit the neighborhood”. They are asking to change the application from a contractor’s place of business to a woodworking shop. The backyard storage area will be completely eliminated and there will be no fenced area. The yard will be replanted with fruit trees. The new plan calls for a 3 vehicle parking area which could accommodate a 1 ton truck, a small pick-up truck and an SUV. The building structure remains per prior plan with a total of no more than 1, 549.8 sq. ft. with proposed addition. The total sq feet of lot coverage with non-permeable surfaces would now be 2245.8 sq. ft. All woodworking activity would be inside the shop. The 2NC form would remain the same.

Nancy Hoffman commented that she feels that her and Andy Staples will be able to work out an agreement that is perhaps not as “legalistic” as spelled out in the ordinance. She feels that the fruit trees might not be a particularly good buffer, and take a long time to grow, and thinks that the trees should be a mixed species. She says she is willing to be flexible. Mr. Boardman said that if the Planning Board, or the Town wishes, he would be willing to be involved in helping the parties with the buffers.

MOTION by J. Harmen to table the application of Andy Staples, Map 39, Lot 6, MD #3-12, so that the applicant, Andy Staples, and the abutter, Nancy Hoffman, can work out an agreement regarding the buffer areas. G. Rivera seconded the motion and it passed 5-0.

A. Faye confirmed that the lot coverage is now within the limits of the ordinance, that the parking lot for the cars is acceptable, and that the application is now downsized to fit that of a minor development application.

The DRO, Criteria of Approval was reviewed by the Board and there were no areas of concern. The applicant and the abutter are to work out the buffer zone and submit the plan to the Board by Tuesday, September 4, so that A. Faye can attach this document to the Findings of Fact.

MOTION by M. Small to table the application of Andy Staples, MD#3-12 for Findings of Fact. J. Harmen seconded the motion and it passed 5-0.

TOM WILSON, MAP 27, LOT 12A, #28-12

Josh Conover, agent for applicant, explained that the project will involve an addition of a great room and a two story addition with office space and a bathroom to be connected with a series of porches. The lot is 11.3 acres in size. It was noted that the setbacks are not included on the site plan, and Mr. Boardman said that these could be measured and included on the plan during the site review.

MOTION BY J. Harmen to table the application of Tom Wilson for a site review. M. Small seconded the motion and it passed 5-0. The site review will be performed by G. Rivera, P. Coombs and B. Boardman on Wednesday, September 5 at 5 PM.

MOTION by P. Coombs to return to the original order of the agenda. J. Harmen seconded the motion and it passed 5-0.

JOHN HIGGINSON, MAP 20, LOT 2, #26-12

MOTION by P. Coombs that this application now comes under the jurisdiction of the CEO as the project has been downsized per Mr. Boardman. M. Small seconded the motion and it passed 5-0.

BILL SCHOPPE, MAP 38, LOT 15A, MD #10-12

MOTION by J. Harmen to remove the application of Bill Schoppe from the agenda until such time that the Fire Marshall's Permit is obtained. G. Rivera seconded the motion and it passed 5-0.

OTHER BUSINESS

B. Boardman will have his CEO report ready for the next meeting.

G. Rivera wants to know how best to follow-up on Verizon's offer to the Town EMS to allow utilization of the new tower at PYY to upgrade or improve radio/cell service at that end of the island. It was decided the Mr. Rivera should speak with Janet Anderson.

MOTION by J. Harmen to adjourn the meeting. M. Small 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