

Town of Islesboro
Planning Board
Regular Meeting
September 10, 2012 @ 6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: William Boardman - CEO, Judy Gardner, Andrew Anderson, Andy Staples, Andrew Hamilton - Esq., Lisa Fitzgerald, Paul Nichter.

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 27, 2012 as corrected. P. Coombs seconded the motion and it passed 5-0.

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

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

This application has now been modified to change the use of the existing building to a carpenter's shop, and includes an addition to the existing building as well. The Planning Board tabled this application at the last meeting for Findings of Fact, to which would be attached a buffer plan agreed upon by abutter, Nancy Hoffman, and Andrew Staples. Unfortunately, the two parties were not able to reach a written agreement and Mr. Staples submitted to the Planning Board his buffer plan. A. Faye explained that the Planning Board did not require a written contract between the two parties, but rather that this was a courtesy extended to the abutter.

After reviewing Mr. Staple's buffer plan, the Planning Board agreed that the plan meets the ordinance.

Andrew Hamilton, Esq, attorney for Mrs. Hoffman, raised concerns over the parking area buffer, to which Alice Faye pointed out that only parking areas exceeding 5 spaces are required to be buffered.

Andrew Hamilton, Esq, then passed out Conditions of Approval that Mrs. Hoffman authorized him to present to the Board in an effort to provide clarity on specifics regarding the buffer requirements which would be beneficial to both the person who will be enforcing the conditions and the abutter.

It was decided that a specific number of each type of tree should be listed on the buffer plan and attached to the Findings of Fact. All parties agreed that there would be a minimum of 18 conifer trees and 6 deciduous trees planted in the buffer zone and a minimum of 11 fruit trees planted in the back lot.

MOTION by J. Harmen to approve the Findings of Fact as written. M. Small seconded the motion and it passed 5-0.

MOTION by J. Harmen to approve the Findings of Fact as amended to include the specific number of trees as listed above. M. Small seconded the motion and it passed 5-0.

MOTION by J. Harmen to approve Application #MD3-12 for Andy Hamilton, Map 39, Lot 36, to change the use of the former bus barn to a carpenter's shop, as well as increase the size of the building to 2268 square feet. G. Rivera seconded the motion and it passed 5-0.

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

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

This application was tabled at the last meeting for a site review. Gil Rivera and Peter Coombs performed the site review and found everything to be in compliance. The Site Review Report listing all the setbacks will be attached to the application.

MOTION by J. Harmen to approve Application #28-12 for Thomas Wilson, Map 27, Lot 12 A, to add on a great room and a two story addition with office space and bathroom, to be connected with a series of porches. P. Coombs seconded the motion and it passed 5-0.

REBECCA CAMPBELL, MAP 25, LOT 17, #33-12

The application was reviewed and found to be complete. The applicant wishes to enlarge and remodel the existing bedroom. The Planning Board felt that this application was pretty straight forward and did not require a site review.

MOTION by M. Small to approve Application #33-12 for Rebecca Campbell, Map 25, Lot 17 to enlarge and remodel the existing bedroom adding a 6' x 20' bumpout. J. Harmen seconded the motion and it passed 5-0.

THOMAS DEXTER, MAP 31, LOT 1A, #31-12

This application is for the construction of a 24' x 30' garage, conversion of the first floor garage to a dining/living room, bedroom and bathroom as well as construction of a deck. Mr. Boardman reported that there are currently living quarters in the upstairs of the existing garage and they intend to convert the downstairs into living space as well. The application was deemed to be complete at this time.

MOTION by J. Harmen to table Application #31-12 of Thomas Dexter, Map 31, Lot 1A for a site review. M. Small seconded the motion and it passed 5-0.

ROBERT ROTHSCHILD, MAP 13, LOT 43, #32-12

This application is for the remodeling of the existing staff wing of the house which will decrease the number of bedrooms from four bedrooms to two bedrooms. The application was deemed to be complete and the Planning Board determined that there was no need to do a site review.

MOTION by P. Coombs to approve Application #32-12 of Robert Rothschild, Map 13, Lot 43, to remodel the existing staff wing to include a 6' x 18' bumpout with deck above, a 16' x 16' deck and a potting shed with storage area. J. Harmen seconded the motion and it passed 5-0.

OTHER BUSINESS

- 1) CEO Report for July was submitted to the Planning Board.

- 2) Correspondence: IIT letter to Alice Fay, dated 9/2/12. Charles Verrill, IIT President writes to the Planning Board inquiring as to the status of three conditions of approval for the Northeast Point Subdivision. Please see attached letter for details. Mr. Boardman commented that this letter should go either to the CEO or the Board of Selectmen. Mr. Boardman would like to have this discussion tabled until next meeting so that he can confer with the Town Attorney. Mr. Boardman did say, however, that his interpretation of the Conditions of Approval was that some of the conditions would be met when the lot was sold.

- 3) Alice Faye reported that she attended a joint BOS workshop with Committee Chairs and said that Steve Miller from the Groundwater Protection Committee, wants to add something into the ordinance to allow the Planning Board to seek input from the Groundwater Committee on certain groundwater issues when reviewing certain applications, namely large subdivisions or major developments. At some point in the future, the Planning Board should look at this and make suggested changes to the ordinance. A. Faye also said that with the new Code, that changes to ordinances should be done once a year as to keep the cost down and to simplify the process of updating the entire Code.

- 4) Janice Harmen would like to attend a meeting of the Mid Coast Regional Planning Commission on November 8th in Belfast. P. Pike will ask around to see if there are others wanting to attend as well and try to coordinate transportation.

- 5) Calendar change: For some reason the Planning Board schedule shows a meeting on October 16 and that seems to be an error. The meeting will be on Monday, October 15th at 6:15 PM.

MOTION by Gil Rivera, seconded by M. Small to adjourn the meeting at 7:05 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Planning Board