

Town of Islesboro  
**Planning Board**  
Regular Meeting  
January 23, 2017 @ 6:15 PM  
Town Office Meeting Room  
**MINUTES**

Members Present: Chair Jan Harmen, Bill Schoppe, and alternate Isabel Jackson.  
Excused: Gil Rivera, Jennifer Whyte and Peter Coombs  
Others Present: William Boardman - CEO, Arch Gillies and Tom Tutor

The Chair called the meeting to order at 6:15 PM. Isabel Jackson was appointed a voting member and a quorum was established.

**MOTION BY B. Schoppe, seconded by I. Jackson, to approve the minutes of January 9, 2017 as written. The motion passed 3-0.**

**CEO REPORT:**

Bill Boardman, CEO, said that he is in receipt of the DEP and Army Corps permits for the Benjamin Berg dock. He would like to place this back on the agenda for next time and perhaps between now and then he can get out on the water to do a site review. The DEP did hear from the abutters their opposition to the application, but because there are already existing granite piers, they approved the application.

Bill Boardman also said that Moseley's dock is falling down and will need to have a permanent fix with budgeting for same in the upcoming budget.

**CORRESPONDENCE:**

Proposals for Town Center Districts Ordinance: Letter dated 1/15/17 from Tom Tutor and Arch Gillies to the Planning Board on behalf of the Town Centers Working Committee. This letter was read and entered into the record.

**PROPOSALS FOR TOWN CENTER DISTRICTS ORDINANCE:**

Discussion and review of the proposed ordinance began in depth at this meeting. A formal vote on whether to include Up Island Town Centers will happen at a meeting when there is a full Board per Chair Harmen. It was determined that this ordinance will create a new district, and would probably be inserted in Land Use Ordinance, Article III: DISTRICTS.

The district map will also need to be changed. The Planning Board discussed somehow including the maps provided by the Town Centers Committee in the ordinance, or including a list of Tax Maps and Lots that are in each district. This will be discussed further, no final decision was made regarding this.

Review of the Proposed Ordinance, suggestions, changes, and discussion were as follows:

1. Remove the word "Ordinance" from the title.
2. First paragraph, last sentence, consideration to amend it as follows: "Structures shall conform to minimum setback and all other building requirements stated elsewhere in the Islesboro Land Use Ordinance with the following amendments:"
3. Section 2. B.) Add language such as "so long as no pressurized water is in the building".
4. Section 2. C.) Add language such as "a public septic system may have to be installed if development dictates"
5. Section 2. D.) The word "facility" includes parking area, unless it is a grassed over parking area.
6. Section 3. C.) Bill Schoppe questioned whether imposing a 200' distance between sewer and well was too restrictive. Bill Boardman said this was language suggested by Steve Miller and because in some of these areas there is clay, Bill feels that this is not too restrictive.
7. Section 4. A.) Planning Board should consider Eric Galant's 2<sup>nd</sup> bullet in his e-mail dated 12/2/16. Any new construction has to meet 75' setback from the water. There are places currently in the Dark Harbor area that are grandfathered. Discussion regarding this ordinance proposal will continue at the next meeting.

**ADJOURNMENT OF MEETING**

I. Jackson moved to adjourn the meeting, Bill Schoppe seconded the motion and it passed 3-0.

Respectfully submitted,  
Peggy Pike, Secretary to the Islesboro Planning Board