

Town Of Islesboro
Planning Board

Regular Meeting
January 26, 2015

6:15 PM

MINUTES

Members Present: Janice Harmen, Gil Rivera, Jennifer Whyte, Greg Barron and alternate William Schoppe. Excused: Peter Coombs

Others Present: Bill Boardman - CEO

Chair Janice Harmen called the meeting to order at 6:15. PM. Bill Schoppe was appointed a voting member and a quorum was established.

MOTION by Gil Rivera, seconded by J. Whyte, to approve the minutes of January 12, 2015 as written. Motion passed 5-0.

OTHER BUSINESS

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- CEO report for December was submitted and reviewed by the Board.
- FLOOD PLAIN ORDINANCE/FEMA MAPS:
Bill Boardman reviewed and explained the material that has been sent to the Town by the State regarding the adoption of the FEMA Flood Insurance Rate Maps and the adoption of the Floodplain Management Ordinance. Peggy Pike has reviewed the packet of instructions and came up with a suggested time line to follow in order to complete the adoption process by the deadline date of July 6, 2015. Bill says the proposed ordinance is “boiler plate” and was reviewed some time ago by Marc Schnur who found it to be satisfactory. Bill also said that the Protection Districts Map will need to be amended to incorporate the new flood plain maps, but this is not a state requirement, and does not have to be done at the same time as the adoption of the ordinance. Because there are currently discussions regarding the creation of town centers, Bill suggests to wait until the conclusion of that project so that all changes can be done at once to the Protection Districts Map.

Peggy Pike suggested that a useful tool for the Planning Board and the CEO office would be to have a list of the Map and Lots that are in the flood plain. Bill thought that Vern Ziegler could do this.

The Flood Plain Ordinance will be finalized and voted on at the next Planning Board Meeting.

- LAND USE ORDINANCE REVIEW:

Land Use Ordinance review began with Article III “Districts”.

MOTION BY G. Rivera, seconded by G. Barron to amend the last sentence in 125-32 C. (1) to include the CEO as also approving applications for driveways closer than 15 feet to the side lot line. The new language would read as follows:

“The Planning Board or the CEO may approve applications for other driveways closer than 15 feet to the side lot line if it is determined that safe access to the property is not otherwise possible”. The motion passed 5-0.

125-32 F (1): The Planning Board is reviewing the deletion of the words “relating to goods and/or services sold on the premises”. Bill Boardman will review this with the Town Attorney and this will be revisited at the next Planning Board Meeting.

125-33 B: Bill Boardman said that this language should be changed because as it is written it is discriminatory to inland lots. This will also be revisited at the next Planning Board Meeting.

Accessory Dwelling Units (ADU) : The Planning Board discussed in general terms the possibility of allowing ADU’s. Peggy Pike found some information on line that was distributed, but admits that this was a very quick research project and there is a lot more material out there. The Planning Board agrees that the idea of ADU’s would help out those people who need a place for a relative to stay, or who would like to make extra income by having a small rental. This would also help out the island’s current problem of lack of housing. It was agreed that there needs to be clear written restrictions included in the ordinance language. Some restrictions quickly mentioned were limit of size, not allowing any additional cuts from the road, installation of a separate septic system if needed, ADU must be smaller than main dwelling, and maybe limit number or bedrooms. Much more work is needed on specific language. The Board will review the handouts and think about an allowable square footage for the next meeting.

Land Use Ordinance Articles 5 & 6 will be reviewed at the next meeting.

MOTION by G. Barron to adjourn the meeting. G. Rivera seconded the motion and it passed 5-0. The meeting adjourned at 7:15 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board