

Town of Islesboro
Planning Board
Regular Meeting
January 9, 2017 @ 6:15 PM
Town Office Meeting Room
MINUTES

Members Present: Chair Jan Harmen, Bill Schoppe, Peter Coombs, Jennifer Whyte and alternate Isabel Jackson.
Excused: Gil Rivera

Others Present: William Boardman - CEO, Terry Cowan, Archibald Gillies, Tom Tutor, and Sandy Oliver
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 J. Whyte, seconded by B. Schoppe, to approve the minutes of December 19, 2016 as written. The motion passed 5-0.

CORRESPONDENCE:

Proposals for Town Center Districts Ordinance: Letter dated 12/27/16 from Archibald Gillies, Town Centers Committee, to the Islesboro Planning Board

The letter is in response to the Planning Board's letter dated December 20, 2016 in which the Planning Board asked the Town Centers Committee to remove from the proposal the up island town centers. Arch Gillies and Tom Tutor are here to explain the reasoning behind the up island town centers.

Arch Gillies reviewed the historical outline of this initiative, stating that these ideas and concepts are consistent with past comprehensive plans including the 2002 Comprehensive Plan and the 2011-2012 Comprehensive Plan. *Islesboro Looking Ahead* was conceived from the 2011-2012 Comprehensive Plan after the State of Maine essentially closed down its planning office. He said the Town Centers Working Committee has met numerous times over the past few years and feels that this proposal is what will benefit the island by helping people find affordable housing. He emphasized that the two initiatives currently underway, that being the Broadband and early education, along with affordable housing, will hopefully boost the population of the island.

Tom Tutor said that historically town centers have existed up island. He said that the most probable place that housing will happen is the up island area and that is why they do not want to delete this area from the proposal. He feels that smaller lots will require less money to purchase and less money for property taxes. He would encourage the Planning Board to listen to the town's people first before removing the up island centers.

Bill Boardman encouraged more in depth study regarding the impact of half acre lots, especially on recharge areas, and questions the impact of population growth on the ferry and the school.

Jan Harmen pointed out that the Town Attorney determined that the document *Islesboro Looking Ahead* is not considered a town-adopted comprehensive plan. The Planning Board has been told by Eric Galant from the Midcoast Regional Planning Office that "zoning beyond shoreland zoning requires a legitimate comprehensive plan that supports the proposed zoning in general". Arch Gillies said that he does not feel this is an important issue as the State Planning Office closed in 2012, but Bill Boardman said there is still an office that oversees this and he has been trying to contact them.

Terry Cowan suggested that the Planning Board might consider holding separate public hearings on each of the town centers and then holding one at the end as a culmination of the hearings.

Jan Harmen thanked Tom Tutor and Arch Gillies for their input, and said that the Planning Board would take into consideration their comments and concerns, and would continue discussion on the town centers proposal at their next meeting.

ADJOURNMENT OF MEETING

Bill Schoppe made a motion to adjourn the meeting. P. Coombs seconded the motion and it passed 5-0.

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