

Town of Islesboro
Planning Board
Regular Meeting
October 12, 2015 @ 6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: Bill Boardman - CEO, Donald Shand, Fern Dodge, Everard Dodge, Larry Stutz

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

MOTION BY P. Coombs, seconded by G. Rivera to approve the minutes of the September 28, 2015 as written. Motion passed 3-0.

OLD BUSINESS

LAND USE ORDINANCE

EDWIN PENDLETON, APPLICATION # 36-15, MAP 15, LOT 25

This application is for the amendment of Land Use Application # 26-15 to relocate the structure. The application was tabled at the last meeting for clarification regarding the structure and whether the design had changed from the original application. It was determined that the building will be relocated, and that the building dimensions are being changed from 32' x 36' to 34' x 34'. All setbacks are met and the septic system is the same.

MOTION by G. Rivera to approve Application #36-15, Map 15, Lot 25, of Edwin Pendleton to amend application #26-15 to relocate the building as well as amend building dimensions from 32' x 36' to 34' x 34'. P. Coombs seconded the motion and it passed 3-0.

DEVELOPMENT REVIEW ORDINANCE

TARRATINE CLUB OF DARK HARBOR, APPLICATION #MD4-15, Map 15, Lot 19

This application is for the construction of a 50' x 150' storage building and a 18' x 24' chemical shed both on a slab. The Planning Board tabled this application at the last meeting for Findings of Fact.

The Findings of Fact were reviewed and the following motion made:

MOTION by Gil Rivera, seconded by Peter Coombs to approve the Findings of Fact for the Tarratine Club of Dark Harbor, #MD4-15, as written. Motion passed 3-0.

MOTION by P. Coombs, seconded by G. Rivera, to approve Application #MD4-15, Map 15, Lot 19 of the Tarratine Club of Dark Harbor, to construct a 50' x 150' storage building and a 18' x 24' chemical shed both on a slab. G. Rivera seconded the motion and it passed 3-0.

NEW BUSINESS

LAND USE ORDINANCE

EARL MACKENZIE, APPLICATION #33-15, Map 22, Lot 9A

This application is for the modification of existing building to include a second floor living area above the existing shop.

Jan Harmen asked Mr. Mackenzie about the use of the shop. The septic system is already installed. The upstairs is currently not finished and there is no water. Mr. Mackenzie wants to make the upstairs living quarters and build a main house later on. There is currently no bathroom.

MOTION by P. Coombs to approve Application #33-15, Map 22, Lot 9A of Earl Mackenzie to modify existing permit to include a one bedroom living area on the second floor of the existing building. G. Rivera seconded the motion and it passed 3-0.

FERN DODGE, APPLICATION #34-15, Map 40, Lot 13

This application is for the conversion of a shed/storage to a two bedroom, year round dwelling unit.

J. Harmen questioned the nonconforming lot and what was there before. A shed was recently approved to be placed on the lot and this application asks for the conversion of this shed into a two bedroom dwelling unit. The lot, although nonconforming, is a grandfathered lot, and the project meets all criteria for approval. The well will have a sleeve installed that will allow the septic system to be 85' away, and there is a variance in place for this. There is an existing easement from an abutter, but because the septic system is able to be placed on the applicant's lot in its entirety, the easement will not have to be used for the septic location.

MOTION by G. Rivera, seconded by P. Coombs to approve application #34-15 of Fern Dodge, Map 40, Lot 13 to convert the existing shed into a two bedroom dwelling unit. Motion passed 3-0.

IVAN SCHLAGER, APPLICATION #35-15, Map 11, Lot 5

This application is for the construction of a 10' x 16' expansion over the existing deck that will be used as a kitchen and utility room. The footprint of the building is not changing and therefore the lot coverage is the same.

MOTION by Gil Rivera, seconded by Peter Coombs to approve Application #35-15 of Ivan Schlager, to construct a 10' x 16' expansion over the existing deck that will be used as kitchen and utility room. Motion passed 3-0.

MOTION BY G. RIVERA to adjourn the meeting. P. Coombs seconded the motion and it passed 3-0. Meeting adjourned at 6:55 PM.

Respectfully submitted,

Peter Coombs
Peggy Pike