

Town of Islesboro  
**PLANNING BOARD**  
Regular Meeting  
October 15, 2018 @ 6:15 PM  
Town Office Meeting Room  
**MINUTES**

MEMBERS PRESENT: Chair Janice Harmen, Bill Schoppe, Jennifer Whyte, Gil Rivera and alternates Jennifer West and Isabel Jackson

ABSENT: Peter Coombs

OTHERS PRESENT: Bill Boardman - CEO, Michael Clayton, Richard Cilley, George Evans, Roger Burke and Terry Cowan

1. CALL TO ORDER

Chair Harmen called the meeting to order at 6:20 PM. Jennifer West was appointed a voting member and a quorum was established.

2. APPROVE MINUTES OF SEPTEMBER 24, 2018

**MOTION by Jennifer Whyte, seconded by Bill Schoppe to approve the minutes of September 24, 2018 as written. Motion passed 5-0.**

3. OLD BUSINESS

A. Development Review Application

1. Town of Islesboro, Application MD 2-18, Map 17, Lot 17 B, Construction of a Helicopter Landing Pad for Lifeflight.

This application was tabled at the last meeting for Findings of Fact which have been distributed and reviewed by the Planning Board.

**MOTION BY B. Schoppe, seconded by Gil Rivera, to approve the Findings of Fact, dated 10/15/18, as written. Motion passed 5-0. The Board signed the Findings of Fact.**

**MOTION by B. Schoppe, seconded by Gil Rivera, to approve Application #MD2-18, Map 17, Lot 17B, Construction of a Helicopter Landing Pad for Lifeflight for the Town of Islesboro. Motion passed 5-0.**

4. NEW BUSINESS

A. Land Use Application

1. Michael and Morgan Mueller, Map 15, Lot 11C, Application #25-18, Construction of a dock, ramp and float.  
This application is for the construction of a 3' x 40' seasonal ramp, a 12' x 24' float with a 4' x 37 ft fixed horizontal dock. Jan Harmen pointed out that there is a discrepancy or a typo on the first page of the DEP Department Order where the size of the seasonal ramp is described as 3' x 30' seasonal ramp rather than 3' x 40's as written on the application. As customary with all new floats and docks, the Planning Board would like the Harbor Master to review the application to determine if there are any navigational issues to be concerned with.

**MOTION by J. Harman, seconded by G. Rivera, to table the application of Michael and Morgan Mueller, Map 15, Lot 11C, Application # 25-18 for Harbor Master Review and a site review by the Planning Board and the CEO. Motion passed 5-0.** Bill Boardman, Bill Schoppe and Gil Rivera will do the site review.

2. David and Betsy Sessions, Map 33, Lot 15, Application #27-18, Construction of a 2 bedroom guesthouse.  
This application is for the construction of a two bedroom guesthouse. There are currently three existing bedrooms in the main house and the septic design is for six bedrooms. Bill Boardman noted that the Session's main house is outside the 250' setback from the shore and therefore is in the Rural District. The new guesthouse will also be outside the 250' setback.

**MOTION BY Jan Harmen, seconded by Gil Rivera, to table Application #27-18 of David and Betsy Sessions, Map 33, Lot 15 for a site review. Motion passed 5-0.** Bill Boardman, Bill Schoppe and Gil Rivera will do the site review.

3. Karen Lilljequist, Map 33, Lot 6, Application #28-18, Place a 10' x 20' tiny house on existing lot.  
This application is for the placement of a 10' x 20' house. Bill Boardman said that the applicant currently has a camping permit and lives in a camper on the property. The existing house has been condemned. The applicant intends to hook up plumbing to her current septic system but intends to use that only for gray water. She will have a chemical toilet and electricity will be installed. The house will not sit on a foundation, it will be on donuts per Bill Boardman. The Board wondered if a water test should be required. Peggy Pike warned the Board that as do they do not require this of any other applicant, they should probably reconsider making this a requirement. It could be presented as a recommendation to the applicant but not a requirement. The Board also questioned whether the applicant has the financial capacity for this project. Peggy Pike said that this is not a concern of the Planning Board and should not be discussed.  
Bill Boardman said that he has discussed with the applicant that a condition of approval would be that the camper be removed from the property. Peggy Pike asked the reason for this condition as this is usually not a condition of approval. Mr.. Boardman said that the applicant has too many unregistered vehicles on the lot, and that the camper adds to that number of unregistered vehicles.

**MOTION by J. Harmen, seconded by Bill Schoppe, to table the application of Karen Lilljequist, Map 33, Lot 6, Application #28-18 to place a 10' x 20' tiny house on existing lot for a site review. Motion passed 5-0.** Bill Boardman, Gil Rivera and Bill Schoppe will do the site review.

4. Laura Ault, Map 11, Lot 23, Application #29-18, Construction of a new, second story bedroom and bath with conversion of an existing bedroom into a sitting room.  
Roger Burke is the agent for the applicant. He stated that there is no change to the footprint of the building. There will be one bedroom and a bathroom added to the second story and an existing bedroom will be converted to a sitting room. This is a second floor addition only.

**MOTION BY J. Harmen, seconded by G. Rivera, that the application be deemed complete. Motion passed 5-0.**

**MOTION BY G. Rivera, seconded by J. Harmen, to approve Application #29-18 of Laura Ault, Map 11, Lot 23, to construct a second story bedroom and bath while converting an existing bedroom into a sitting room. Motion passed 5-0.**

## 5. OTHER BUSINESS

- . CEO Report for September was submitted and reviewed.
- . Chair Additional Business: Jan asked the Planning Board members to keep the Findings of Fact that were submitted with the Mueller application as they will be a good reference to use for Planning Board Findings of Fact.

6. ADJOURNMENT OF MEETING

**MOTION BY J. Whyte, seconded by J. West, to adjourn the meeting. Motion passed 5-0. The meeting adjourned at 7 PM.**

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board

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**CHAIR Jan Harmen, Gil Rivera, Peter Coombs, Jennifer Whyte, Bill Schoppe, and alternates Isabel Jackson and Jennifer West**

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