

Town of Islesboro
PLANNING BOARD
Regular Meeting
October 19, 2020 @ 5:00 PM
Town Office
ZOOM MEETING

MINUTES

1. Chair will call the meeting to order and establish a quorum.

Chair Schoppe called the zoom meeting to order at 5:10 PM. David Dyer was appointed a voting member and a quorum was established.

Members Present: Chair Bill Schoppe, Isabel Jackson, Jennifer West, Gil Rivera and alternate David Dyer.
Excused: Jennife Whyte

Others Present: William Boardman - CEO, Art Govoni and Janice Harmen

2. Approval of the minutes of October 5, 2020

MOTION BY Isabel Jackson, seconded by Dave Dyer, to approve the minutes of October 5, 2020 as written. Roll Call: Motion passed 4 yes, 1 recusal (Jennifer West recused herself as she was not at this meeting)

3. Land Use Applications

Henry and Abigail Wilder, Map 22, Lot 1, Application #42-20

This application is for the addition and renovation of the existing guest house. At the last meeting it was discovered that because of a land survey done by abutter, Selendy, the property line is now closer to the guest cottage than previously thought and the 15 setback could not be met. The Planning Board therefore tabled this application at the last meeting until they hear back from the applicant on how they wished to proceed.

The Planning Board is in receipt of three documents:

1. The septic plan for the guest cottage
2. A letter from Bill Boardman regarding the septic system. (Please refer to letter attached). The CEO is granting a variance for the distance between the proposed addition and the septic system.
3. Email from Philippe Selendy confirming that they have agreed to a modest adjustment of the property line between his property and the Wilder's which will allow for the Wilder's to meet the 15 setback from the lot line.

Art Govoni reiterated that the Selendy's intend to get a new survey done and that it is being executed through the Law Offices of Lee Woodward. Lee Woodward is the attorney for both the Selendy's and the Wilder's.

Bill Boardman explained that this is not considered an accessory dwelling unit because the cottage is grandfathered.

The Board discussed the legality of going forward with the application, understanding that they represent the Town, without a legal agreement and deed change. Knowing that a survey will probably take a few months, Bill Schoppe said that he would be satisfied with a letter from the Lee Woodward that this transaction will be happening. Bill Schoppe said that a letter from the lawyer on letterhead, submitted by November 3 at 4:30 will be sufficient.

Regarding the septic system, the Planning Board accepted Bill Boardman's reasoning behind his waiver of the Septic system.

Isabel Jackson and Jennifer West will visit the site again as the property line has now been adjusted. The applicant was asked to submit a new site plan as well.

MOTION BY Bill Schoppe, seconded by Gil Rivera, to table Application #42-2020 for Abigail and Henry Wilder for a new site plan and a letter from Lee Woodward confirming that the land transaction is taking place.

Roll Call: 5 yes, 0 no. Motion passes.

Mitchell Cottage Trust, Map 13, Lot 4A, Application #44-20

This application is for an addition to a one room cabin. It was discovered at the last meeting that this property possibly lies in the floodplain and thus it was tabled for confirmation by the CEO. The Planning Board has now been told by the CEO that a survey has to be done by the applicant in order to get an elevation certificate for the property.

It was also noted that at the last meeting Mr. Burke, applicant's agent, said that he had amended figures on Page 2 of a particular document and that he would submit that, but to date that has not been submitted.

MOTION BY Bill Schoppe, seconded by G. Rivera, to table Application #44-20, for Mitchell Cottage Trust, Map 13, Lot 4A for amended figures from Roger Burke and an elevation certificate. Roll Call: 5 yes, 0 no.

4. Other Business

- . The CEO, Bill Boardman, submitted a report for September 2020
- . There were no committee reports.
- . Correspondence: Jennifer West created a checklist for application review and a document entitled *Planning Board Guidance*.
- . Discussion of going remote with Zoom Meetings for Planning Board: It was decided that the Oct 5, 2020 meeting will be at the Town Office, and the meetings to follow will be by Zoom.

5. Adjournment of Meeting

MOTION by Bill Schoppe, seconded by Gil Rivera to adjourn the meeting at 5:30 PM.

Roll Call: 5 yes, 0 no. Motion passes.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board
