

Town Of Islesboro
Planning Board

Regular Meeting
October 20, 2014
6:15 PM

MINUTES

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

Chair Harmen called the meeting to order at 6:15 PM, and a quorum was established.

MOTION by Jennifer Whyte, seconded by G. Barron to approve the minutes of October 6, 2014 as written. Motion passed 5-0.

OLD BUSINESS

BENONI OUTERBRIDGE, MAP 8, LOT 6, APPLICATION #22-14

This is an application for the construction of a seasonal, two bedroom camp on Seven Hundred Acre Island. The application was tabled at the last meeting for lack of fee. Bill Boardman reported that there has been no payment to date. Mr. Boardman also reported that he spoke to the applicant who said that he had received Peggy Pike's notification regarding lack of fee.

MOTION by G. Rivera, seconded by P. Coombs to remove the application of Benoni Outerbridge, Map 8, Lot 5, Application #22-14 from the agenda until such time that the fee has been received. Motion passed 5-0.

NEW BUSINESS

TED PENDLETON, MAP 15, LOT 25, APPLICATION #23-14

This application is for the construction of a garage with a one bedroom apartment above, land clearing and septic system. The driveway, per Bill Boardman, has already been approved. The applicant had to either get an easement from Willey on the Golf Course Road or he had to purchase a piece of land on which to construct the driveway to access this parcel of land. Bill cannot recall which at this time. The applicant was not able to access his land from Mill Creek Road because he could not get an adequate site line.

The applicant has an approved and stickered septic design.

After review of the application, MOTION by J. Whyte to deem the application complete as submitted. G. Rivera seconded the motion and it passed 5-0.

MOTION by G. Barron to table the application of Ted Pendleton, Map 15, Lot 25, Application #23-14 for a site review. P. Coombs seconded the motion and it passed 5-0.

G. Rivera, W. Schoppe and B. Boardman will perform the site review.

ANDREW DUNN, MAP 23, LOT 2A, APPLICATION #24-14

This application is for the extension of the existing garage. The addition will include a first floor staff kitchen and a second floor staff bedroom. The Planning Board is also in receipt of a letter from Albert Frick, Licensed Site Evaluator, explaining the capacity of the existing septic system. The septic design, he explains, is a 900 gallons per day system which can adequately

handle up to 10 bedrooms, and therefore should be adequate for this project as the application states that they are adding one bedroom, and seven bedrooms exist currently.

After Planning Board review of the application, MOTION by J. Whyte to deem the application complete as submitted. P. Coombs seconded the motion and it passed 5-0.

Because the application is for an addition to an existing structure, and there is adequate setbacks from all points of concern, the Planning Board did not feel a site review was necessary.

MOTION by P. Coombs to approve application #24-14 for Andrew Dunn, Map 23, Lot 2A, to expand the garage to include a first floor kitchen and a second floor staff bedroom. G. Barron seconded the motion and it passed 5-0.

OTHER BUSINESS

- 1) CEO Report: Written report submitted for Planning Board review. No discussion.
- 2) People wishing to address the Planning Board: None
- 3) Chairman Business:

Criteria of Approval of Land Use Applications: This handout was reviewed by the Planning Board. B. Boardman said that neither the Planning Board or himself is versed enough to answer some of the questions on the checklist, i.e. adverse effects on spawning grounds, etc. He is not in favor of the checklist as he feels it will put himself or a Planning Board member in a position of liability. Planning Board members were in agreement with Mr. Boardman's position on this matter and it was decided not to implement this.

Proposed addendum for the Site Review Checklist: After discussion of the proposed language, MOTION by G. Barron to add the addendum to the Site Review Checklist. J. Whyte seconded the motion. Vote: 3 - No (Jennifer Whyte, Peter Coombs, and Gil Rivera), 2 - Yes (Janice Harmen and Greg Barron) Motion did not carry.

- 4) Committee Reports:

Janice Harmen reported that she, along with Bill Boardman, just attended a Town Centers Meeting. The BOS have brought together groups from the various town centers 1) Dark Harbor area 2) Store/P.O. area) and 3) Up-Island - Sporting Club area, and have had several meetings thus far. Some of the issues discussed were safety, parking, sidewalks, allowance of smaller lot sizes in the town center areas, allowance of a campground on Islesboro. B. Boardman said that it will "come down to implementing zoning" to allow for varying lot sizes in different areas. There will be another meeting in November or December.

ADJOURNMENT OF MEETING

MOTION by J. Whye to adjourn the meeting. Motion seconded by P. Coombs. Motion passed 5-0. The meeting adjourned at 6: 50 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board