

Town of Islesboro  
**PLANNING BOARD**  
Regular Meeting  
October 29, 2018 @ 6:15 PM  
Town Office Meeting Room  
**MINUTES**

MEMBERS PRESENT: Vice Chair Bill Schoppe, Jennifer Whyte, Gil Rivera and alternates Jennifer West and Isabel Jackson. Absent: Peter Coombs

OTHERS PRESENT: Bill Boardman - CEO, Terry Cowan, Chris Bolduc and Yvette Reid

Vice Chair, Bill Schoppe, called the meeting to order at 6:15 PM. Jennifer West and Isabel Jackson were appointed voting members and a quorum was established.

**MOTION by G. Rivera, seconded by J. Whyte, to approve the minutes of October 15, 2018 as written. Motion passed 5-0.**

**MOTION by B. Schoppe, seconded by G. Rivera, to take the agenda out of order. Motion passed 5-0.**

NEW BUSINESS

1. David Burmon, Map 36, Lot 14A, Application #33-18, 36' x 18' addition to the existing house to include a new office and 2 bedrooms with the conversion of two existing bedrooms into a bathroom and livingroom.

Chris Bolduc is the applicant's agent for this project. He explained that the house addition is going no closer to the water or the northern boundary line than that of the existing house. The project entails constructing two new bedrooms, while converting two existing bedrooms into a bathroom and living room. The District is Shoreland Protection although the Protection Districts Map shows that Map 36, Lot 14A is in SPf. Bill Boardman, CEO, said that although it shows on the Map that it is SPf, he looked at the new Floodplain Maps and determined that the house site and addition is out of the floodplain. Isabel Jackson asked if the house is more than 15' from the northern boundary and Chris Bolduc said that the setback is greater than 15'. He said the house is a conforming house as far as distances. The Planning Board felt that as the setbacks are clearly met, that a site review was not necessary.

**MOTION BY J. Whyte that Application #33-18 is complete. I. Jackson seconded the motion and it passed 5-0.**

**MOTION BY J. Whyte, seconded by J. West, to approve Application #33-18 for David Burmon, Map 36, Lot 14 A, to construct an addition to the existing house as outlined in the application. Motion passed 5-0.**

2. Christine Allen, Map 38, Lot 20A, Application #30-18, Construction of a two bedroom dwelling.  
Paul Nichter is the agent for the applicant. Paul is out of town and unable to be at this meeting. Peggy Pike provided maps and a deed for this property which was reviewed by the Assessor at Peggy's request as she noticed a discrepancy between acreage on the map and the property card.  
After a lengthy review, Vern Ziegler, Town Assessor, has determined that this is all one lot with 2.64 acres. As this lot already has an existing dwelling on it, the Planning Board determined that a second dwelling cannot be built because, per the ordinance, there needs to be 1.5 acres for each dwelling unit.

The District on the application is noted to be Shoreland/Flood.

Yvette Reid, abutter, said she was interested in seeing the plans for the house and was told that a copy is always available at the Town Office. She also told the Board she felt that the applicant did not have enough acreage for the project.

**MOTION BY J. Whyte, seconded by G. Rivera, to table the application pending proof from the applicant that there is sufficient acreage for the proposed project. Motion passed 5-0.**

**MOTION BY B. Schoppe, seconded by I. Jackson, to return to the original order of the agenda. Motion passed 5-0.**

#### 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.  
The Development Review Permit was signed by the Planning Board members.

##### B. Land Use Ordinance

1. Michael and Morgan Mueller, Map 15, Lot 11C, Application #25-18, Construction of a dock, ramp and float.  
Bill Boardman performed a site review today and found everything to be in order. Peggy Pike asked Bob Achorn, Assistant Harbor Master, to visit the site as well and he reported back that he saw no navigational issues.  
The Planning Board discussed the discrepancy between the DEP permit, which says they are permitting a 30' ramp, and the Land Use Application which says they are applying for a 40' ramp. Bill Schoppe felt that this should be clarified before approving the permit.

**MOTION by B. Schoppe, seconded by Gil Rivera, to table Application #25-18 for Michael and Morgan Mueller for clarification regarding the length of the ramp on the DEP permit. Motion passed 5-0.**

2. David and Betsy Sessions, Map 33, Lot 15, Application #27-18, Construction of a 2 bedroom guesthouse.

Bill Boardman, Gil Rivera and Bill Schoppe visited the site and performed a site review. Written site review report is submitted for the file. There were no issues with setback, the existing septic system has the capacity for the number of bedrooms, and the District is Rural.

**MOTION by B. Schoppe, seconded by Jennifer West, to approve Application #27-18 of David and Betsy Sessions, Map 33, Lot 15, to construct a two bedroom guesthouse. Motion passed 5-0.**

3. Karen Lilljequist, Map 33, Lot 6, Application #28-18, Place a 10' x 20' tiny house on existing lot.

Bill Boardman, Gil Rivera and Bill Schoppe visited the site and performed a site review. They found all the setbacks to be met. It was noted that the lot acreage is 1 acre +/- . Bill Boardman said that this is a grandfathered lot and can be built upon. Peggy Pike asked for clarification on the existing house and whether the applicant can put another dwelling on this lot. Bill Boardman said that the existing house is condemned and is not counted as a dwelling unit, although Bill said that the camper would have to be removed because it would be counted as a dwelling unit. Peggy Pike pointed out that there are many lots on Islesboro where there are campers and/or motor homes along with a dwelling unit and those people have not been asked to remove their campers/or motor homes. Bill reclarified his reasoning stating that she would exceed the number of junk or unregistered vehicles on her lot, and this reason was acceptable to the Planning Board

**MOTION BY G. Rivera, seconded by J. Whyte, to approve Application #28-18, Map 33, Lot 6, for Karen Lilljequist to place a 10' x 20' tiny house on existing lot with the condition that the motor home be removed to bring her in compliance with the number of unregistered vehicles allowed on her property. Motion passed 5-0.**

6. OTHER BUSINESS

- . CEO Report for September was submitted and reviewed by the Planning Board
- . MMA Worskhop - 11/19/18, Point Lookout - Details of transportation was provided to the Board.
- . Committee Reports - None

7. ADJOURNMENT OF MEETING

**MOTION by G. Rivera, seconded by J. Whyte, to adjourn the meeting. Motion passed 5-0. The meeting adjourned at 6:55 PM.**

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board