

Town of Islesboro
Planning Board
Regular Meeting
October 3, 2016 @ 6:15 PM
Town Office Meeting Room
MINUTES

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

Others Present: William Boardman- CEO and Page Clason

Vice-Chair Gil Rivera called the meeting to order at 6:15 PM. The Vice-Chair appointed both Isabel Jackson and Bill Shoppe a voting member and quorum was established.

MOTION BY P. COOMBS, seconded by I. Jackson, to approve the minutes of September 26, 2016 as written. The motion passed 4-0.

OLD BUSINESS

1. **ANDREW STAPLES, MAP 29, LOT 36, MD #5-16**

This application is a request by Mr. Staples to remove the requirement of tree planting on the lot as stated in the Buffer Agreement Addendum dated 9/10/12. This application was discussed at the August 15, September 12 and September 26th meetings of the Planning Board. It was concluded at these meetings that the orchard will not be required to be planted for reasons which include that the lot is too small, and that it prohibits the relocation or plowing of snow by reducing the area necessary to put the snow during large snow storms. The Chair has prepared the Findings of Fact for review and approval at this meeting.

After review of the prepared Findings of Fact by Jan Harmen, it was decided to amend Page 8 of 8 changing the fact that Mr. Staples has **NOT** met the requirement for conifers and deciduous trees as indicated in the minutes of September 26, 2016. There were also some other minor changes to the language.

MOTION by I. Jackson, seconded by P. Coombs to approve the Findings of Fact for Andrew Staples, Map 29, Lot 36, MD #5-16 as amended. Motion passed 4-0.

2. **TOWN OF ISLESBORO, MAP 17, LOT 17 B, APPLICATION MD #6-16**

This application is for the construction of a 10 x 12 foot concrete structure which will be included in a larger compound area that will house equipment for Broadband. Other items in the compound area include a generator and propane tanks. This application was tabled at the last meeting for a site review which was performed by Peter Coombs and Bill Boardman-CEO. Peter Coombs said that the site review went well, all the boundaries were staked and setbacks met.

After reviewing the application further and discussing with Page Clason, Broadband Committee Member, the following items were discussed/asked:

1. What type of facade will be on the concrete building?
2. What type of exterior lighting will there be?
3. What is the code for protecting the propane tanks, and in turn what is the required height of the chainlink fence and the bollards?
4. Screening of this industrial-type compound is being requested by the Planning Board. They would like the Town to come back with a screening plan.

The Planning Board then reviewed the DRO Criteria of Approval with the following conclusions:

- A. Will not result in undue water or air pollution:
Page said at this time the plan is for propane generator, but may be diesel later on. The propane will not cause water or air pollution.

- B. Sufficient quality and quantity of water:
Not applicable
- C. Will not cause an unreasonable burden on existing water supply:
Not applicable.
- D. Soil erosion:
At this time no driveway is planned so there should be no disturbance in soil. This applicant is not applying for a driveway at this time and he is aware that he can come back and apply for a driveway.
- E. Public or private road congestion or unsafe conditions:
*Page indicated that broadband service vehicles would **NOT** block emergency vehicles or any other vehicles.*
- F. Will provide solid and sewage waste disposal:
Not applicable
- G. Will not cause an unreasonable burden on the ability of the Town to dispose of solid waster or sewage:
Not applicable.
- H. Will not have an adverse effect on the scenic or natural beauty of the area...:
The Planning Board is asking the applicant to provide a detailed screening plan to buffer the view of this industrial looking compound which will house chainlink fencing, a generator, propane tanks and a concrete building.
- I. Is in conformance with all local ordinances, state and federal laws and regulations, etc....:
The applicant is to provide details on the code for protection requirements of the propane tanks.
- J. Adverse fiscal impact:
This belongs to the Town, not applicable. Please note, however, that at this time the application does not include a parking plan or off site parking. If this changes, the applicant will return to the Planning Board.
- K. Effect on quality or quantity of groundwater:
Not applicable.
- L. Will not interfere with direct sunlight for solar energy:
Not applicable.
- M. Will not adversely affect the quality of the body of water...:
Not applicable.

MOTION by B. Schoppe, seconded by Isabel Jackson, to table Application MD 6-16, Town of Islesboro for the following information: 1. Details on the type of facade for the concrete building, 2. Information on the code requirements for the propane tank protection and height of both the bollards and the chainlink fence, 3. Information on the proposed exterior lighting, and 4. A detailed screening plan for the perimeter of the compound. Motion passed 4-0.

OTHER BUSINESS

- . CEO report for August was submitted.
- . There were no committee reports.
- . Correspondence: None
- . Chairman - additional business: Vice-Chair Gil Rivera noted that Bill Schoppe will move up to a regular member from an alternate as Greg Barron is no long a member and Bill has been on the Planning longer than alternate I. Jackson. The Planning Board now has a vacancy for an alternate. Bill Boardman said that John Hossack may be interested.

I. Jackson made a motion to adjourn the meeting. P. Coombs seconded the motion and it passed 4-0. The meeting adjourned at 7:25 PM.

Respectfully submitted,
Peggy Pike
Secretary to the Islesboro Planning Board