

Town of Islesboro
Planning Board
Regular Meeting
November 7, 2011
6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Alice Faye, Janice Harmen, Peter Coombs, Mark Small and Gil Rivera. Excused: Katharine Schwarzenbach

Others Present: Sarah Randlett, John Gorham. Bill Boardman was not in attendance.

The meeting was called to order at 6:15 PM and a quorum was established.

MOTION BY M. Small to approve the minutes of October 31, 2011 as written. J. Harmen seconded the motion and it passed 5-0.

MOTION BY G. Rivera to take the agenda out of order. P. Coombs seconded the motion and it passed 5-0.

BETSY & ED COHEN, MAP 21, LOT 2H

This application was tabled for a site review which was done by Bill Boardman and Gil Rivera.

The plan, as originally designed, included steps that did not meet the 75' setback from normal high water. John Silverio, architect, redesigned the layout of the steps so that they would meet the setback and has submitted a new plan for the file. With the setback now being met, the Planning Board did not see any other issues surrounding this project.

MOTION by G. Rivera to approve Application #46-11 of Betsy and Ed Cohen, Map 21, Lot 2H to expand existing porches and steps. M. Small seconded the motion and it passed 5-0.

DARK HARBOR BOATYARD - PRE-APPLICATION DISCUSSION

John Gorham from the DHBV gives an overview of his project to the Planning Board. The lot is 3 acres in size with numerous existing buildings and they are proposing to construct a 3600 sq. ft pole building to be used for storage. Per the DRO, Chapter 12, a building or area of activity that is greater than 3000 sq ft in size could be considered a major development. However, Section 12.1.3 #2 indicates that if a project is greater than 3000 square feet but creates little appreciable impact on traffic, air quality, noise, drainage, and natural views outside its location it could be labeled a minor development. Mr. Gorham said that this building is simply for storage which should create little impact. The building is also consistent with the other structures on this lot.

The Board recommended that this application be treated as a minor development. There is a concern with lot coverage and Mr. Gorham was instructed to add up the square footage of the buildings, including the proposed building and he will be notified of the lot coverage allowance as well as whether he needs to add in parking areas, etc. Ordinance review will be done by A. Faye and someone will let Mr. Gorham know what the ordinance reads.

MOTION by P. Coombs to return to the original order of the agenda.

THOMAS & GAYLE NORTON

This application was tabled at the last meeting for a site review which was performed by G. Rivera and B. Boardman. Mr. Rivera reported that everything was well marked and setbacks were met.

MOTION by G. Rivera to approve Application #47-11 of Thomas & Gayle Norton, Map 41. Lot 23, to construct a two bedroom dwelling for year round use. P. Coombs seconded the motion and it passed 5-0.

OTHER BUSINESS

Proposed Calendar of Meetings for 2012. A. Faye distributed the proposed calendar and asked the Board members to review the dates and they will finalize it at the next meeting.

MOTION by J. Harmen to adjourn the meeting. M. Small seconded the motion and it passed 5-0.

The meeting adjourned at 6:40 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board