

Town of Islesboro
PLANNING BOARD
Regular Meeting
November 18, 2019 @ 6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Bill Schoppe, Isabel Jackson, Gilbert Rivera, Jennifer Whyte and alternate Jennifer West
Excused: Jan Harmen

Others Present: Terry Cowan, Earl Mackenzie, Larry Wonson and Bill Boardman - CEO

Chair Bill Schoppe called the meeting to order at 6:15 PM. Jennifer West was appointed a voting member and a quorum was established.

MOTION BY I. Jackson, seconded by G. Rivera, to approve the minutes of November 4, 2019 as corrected. Motion passed 5-0.

OLD BUSINESS

LAND USE ORDINANCE

FRANKLIN BEARD, MAP 42, LOT 7B, Application #27-19

This application is for the construction of a two bedroom guest house. The application was tabled at the last meeting for a site review which was performed by Isabel Jackson, Gil Rivera and Bill Boardman. Isabel Jackson submitted the written Site Review Report, and reported that all setbacks were met, and that they determined the well location upon site review.

Please note that Bill Boardman, in his letter of 10/24/19 to Bill Schoppe, reported that the current number of bedrooms in the existing house is two and that the existing septic system design is for three bedrooms. As the guest house will increase the total number of bedrooms to four, the applicant will enlarge the septic system by 90 GPD and it will have it's own 1000 gallon septic tank. Each house, therefore, will qualify as a two bedroom system.

MOTION BY Isabel Jackson to approve Land Use Application #27-19 for Franklin Beard, Map 42, Lot 7B, to construct a two bedroom guest house. G. Rivera seconded the motion and it passed 5-0.

JOHN AND LINDSEY LOUCHHEIM, MAP 25, LOT 6E, Application #20-19

This application is for the construction of a three bedroom house with decks, well and septic system, and expansion of the driveway. It was tabled at the last meeting for setback distances for the well from the septic system and the septic system from the property line. Gil Rivera, however, reported that he, along with Isabel Jackson and Bill Boardman went ahead and performed a site review even though the Planning Board had not directed them to do so. Bill Boardman reported that upon site review they did determine that there was plenty of setback for the well and the septic system.

In light of the fact that a letter was sent by the acting CEO, Janet Anderson, after the last meeting asking the applicant to provide setback distances, Bill Schoppe felt that the application should be tabled until the applicant responds to their request and supplies the exact distances/setbacks as outlined in the letter from Janet dated 11/8/19.

MOTION BY Bill Schoppe, seconded by Jennifer Whyte, to table Application #20-19, of John and Lindsey Louchheim for information requested at the last meeting. Motion passed 5-0.

OTHER BUSINESS

- CEO Report for October 2019 was submitted.
- People Wishing to Address the Planning Board:
 - Earl Mackenzie submitted an e-mail from Lee Woodward to Mr. Mackenzie dated November 17, 2019. This e-mail is in regards to Alex Brigham's intentions to abandon the North East Point Subdivision. The Planning Board is asking that Bill Boardman follow-up with Town Attorney Sally Daggett for advice on proper procedure for abandonment of a subdivision. Earl Mackenzie said he would be the overseer of the property and will bring in a letter of standing to have on file during this process. (See letter attached).
- The Planning Board decided to change the Planning Board Meeting time to 5 PM for the winter months beginning with next meeting December 2, 2019.

MOTION by Bill Schoppe, seconded by G. Rivera, to adjourn the meeting. Motion passed 5-0. Meeting adjourned at 5:45 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board

Attachments