

Town of Islesboro
Planning Board
Regular Meeting
November 4, 2013
6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Jan Harmen, Gil Rivera, Peter Coombs, and Greg Barron.
Excused: Katharine Schwarzenbach and Mark Small. Absent Jennifer Whyte

Others Present: William Boardman - CEO, Hank Conklin, Mike Boardman, Steve Miller

MOTION by G. Rivera to approve the minutes of October 21, 2013 as written. G. Barron seconded the motion and it passed 4-0.

MOTION by P. Coombs to take the agenda out of order. G. Rivera seconded the motion and it passed 4-0.

BOARDMAN COTTAGE, MAP 17, LOT 24, MD#4-13

This application is for the establishment of a storage building/workshop for the Boardman Cottage. Hank Conklin, representative for the Beacon Project, said the building is primarily being used to store the furniture that is donated for the furniture sales to benefit the Beacon Project. He said that there will also be an area where people can work on furniture. They are trying to minimize the visibility from the Main Road as much as possible. The driveway entrance will be right across from the Town Office with a foot path access through the woods from the Boardman Cottage. There will be no lighting. There will be large doors on the north side of the building for bringing furniture in and out with a small door on the front or south side of the building. The wetland noted on the site plan, per Bill Boardman, is not a mapped wetland and there are no setbacks.

After review of the application, the Planning Board deemed that the application was complete.

MOTION by G. Rivera to table Application MD#4-13, for the Boardman Cottage, Map 17, Lot 24, for a site review. G. Barron seconded the motion and it passed 4-0. Bill Boardman and Gil Rivera will do the site review.

STEVE MILLER, Groundwater Committee - Suggestions for ordinance changes:

Mr. Miller submitted possible changes to the DRO which would include language allowing the Groundwater Committee to be used as an advisory committee for the Planning Board for DRO applications. The Planning Board will take these changes under advisement and further discussion will take place at the next Planning Board Meeting.

MOTION by P. Coombs, seconded the G. Rivera to return to the original order of the agenda.

ANDY STAPLES, MAP 39, LOT 35, APPLICATION #27-13, Extension of Permit MD #3-12.

This application is for the extension of Permit MD #3-12 to convert the existing bus barn to a woodworking shop.

The Planning Board reviewed DRO Article III, §45-13, and LUO Article II, §125-15 (B). It was discovered that the two ordinances are different. The DRO does not mandate that a 30% start must take place within a year as does the LUO. Per DRO, the applicant has two years to complete his project, and if he does not complete the project in that time frame, he may reapply for another two years. In light of this information, the Planning Board found that Mr. Staples did not need to apply for an extension. The Secretary will write to Mr. Staples and let him know that his application has not expired and he did not need to apply for the extension.

Mr. Boardman reported that the two violations that he was concerned with previously have been remedied by the applicant. The cement pad is gone and an area has been grassed in so that the applicant is no longer in violation of the 20% lot coverage.

PAM CLEVELAND, MAP 22, LOT 2, Application #29-13

This application is for the conversion of an existing garage into a family room and a mud room. There will be no bedrooms added. It was noted that #23 of the application should be 300 square feet (this will be filled in on the application). There is no change in footprint and the Planning Board felt that a site review was not warranted. The Planning Board found the application to be complete.

MOTION by P. Coombs to approve Application #29-13, Map 22, Lot 2, for Pam Cleveland to convert the existing attached garage into living space. G. Barron seconded the motion and it passed 4-0.

OTHER BUSINESS

Committee Reports: J. Harmen reported on the Floodplain Workshop. She found it very informative and provided the board members with literature from the workshop. The town will soon be receiving new floodplain maps.

2014 Calendar of Meetings: The Board reviewed the proposed meeting schedule. MOTION by G. Rivera to approve the calendar as presented. P. Coombs seconded the motion and it passed 4-0.

Ordinance Changes: Draft #3 of the DRO Ordinance Changes was provided to the Planning Board. J. Harmen said that she would review, for the Board, Section XIII for next time. The Planning Board is also supposed to consider the changes proposed by Steve Miller of the Groundwater Committee at the next meeting as well. Section XII was reviewed at this meeting and several changes were made.

ADJOURNMENT OF THE MEETING

MOTION by G. Rivera to adjourn the meeting. P. Coombs seconded the motion and it passed 4-0.
Meeting adjourned at 7:29 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board