

Town of Islesboro
Planning Board
Regular Meeting
December 18, 2017 @ 6:15 PM
Town Office Meeting Room
MINUTES

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

Others Present: Janet Anderson - Town Manager, and Tom Tutor.
Excused: William Boardman - CEO

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

Isabel Jackson moved to approve the minutes of November 13, 2017 as corrected. Gil Rivera seconded the motion and it passed 5-0.

Chair Harmen moved to approved the minutes of the November 20, 2017 Public Hearing as written. J. West seconded the motion and it passed 5-0.

OLD BUSINESS

John McDonald, Map 20, Lot 15, Application #34-17

This application is for the construction of a 24' x 36' seasonal, one bedroom camp. The application was accompanied with an approved, stickered septic system which is designed to allow for a three bedroom house in the future if desired. The Planning Board tabled this application at the previous meeting for an elevation certificate and a letter from the well driller verifying that there is enough casing to allow for a variance of the 100' setback from well to septic.

The letter from the well driller has been received and filed with the application. The applicant still has to submit the elevation certificate in order to make a complete application.

Chair Harmen moved to table the application of John McDonald, Map 20, Lot 15, Application #34-17 for an elevation certificate. G. Rivera seconded the motion and it passed 5-0.

Landon Thomas, Map 11, Lot 24, Application #29-17

This application is for renovations to the existing house to include eliminating an upstairs bedroom and replacing with first floor bedroom as well as a bath, sauna and living area. This application has been tabled for clarification of the southern boundary and for information on the elevation certificate and whether the applicant intends to file a LOMA. The applicant has not submitted any of the required information and thus the application is still incomplete.

Chair Harmen moved to table Application #29-17, Map 11, Lot 24, of Landon Thomas for reasons outlined above. J. West seconded the motion and it passed 5-0.

NEW BUSINESS

Andrew and Wendy Fentress, Map 13, Lot 40, Application #39-17

This application is for the construction of a permanent, 6' x 60' pier with a seasonal 4' x 50' ramp and 16' x 24' float. The application is reviewed by the Planning Board and noted to be incomplete as it lacks both the D.E.P permit and the Army Corps of Engineers permit.

Chair Harmen moved to table the application #39-17, Map 13, Lot 40, of Andrew and Wendy Fentress for both a D.E.P permit and an Army Corps of Engineers permit. G. Rivera seconded the motion and it passed 5-0.

OTHER BUSINESS

1. CEO report for November was submitted. The CEO is not present at this meeting, so there was no elaboration on the report.
2. 2018 Meeting Calendar: The Planning Board reviewed the calendar of meetings and after changing the dates for the July meetings, made the following motion:
I. Jackson moved to approve the 2018 meeting calendar as amended. J. Harmen seconded the motion and it passed 5-0.
3. Town Centers Ordinance: Tom Tutor presents Draft #6 with revised maps eliminating both of the Up Island Town Centers and changing areas to exclude the Shoreland Protection Districts. He said the town attorney had worked with them to revise and amend the maps as presented. He explained that because of these changes to the maps, there now may be partial lots that are impacted and that a site review may be necessary to determine location of boundary. Janet Anderson will be sending out notifications to those landowners and abutters as before although will not be sending out notification to those who were in the original two up island town centers.

Chair Harmen moved to approve Draft #6 as written and moved that this draft ordinance be heard at two public hearings to be held at 6:15 PM on January 8, 2018 and January 22, 2018. J. West seconded the motion and it passed 5-0.

The Planning Board decided that because these Public Hearings are on regular meeting dates, that the time for the regular meeting would be moved to 5:30 PM on January 8 and January 22, 2018.

ADJOURNMENT

I. Jackson moved to adjourn the meeting at 6:50 PM. G. Rivera seconded the motion and it passed 5-0.

Respectfully submitted,

Peggy L. Pike
Secretary to the Islesboro Planning Board