

Town of Islesboro
Planning Board
Regular Meeting
December 19, 2016 @ 6:15 PM
Town Office Meeting Room
MINUTES

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

Others Present: William Boardman - CEO, and Terry Cowan

The Chair called the meeting to order at 6:15 PM. Isabel Jackson was appointed a voting member and a quorum was established..

MOTION BY B. Schoppe, seconded by I. Jackson, to approve the minutes of December 5, 2016 as written. The motion passed 5-0.

OLD BUSINESS:

Benjamin Berg, Map 11, Lot 38, Application #28-16, construction of a dock/float/incline:

This application was tabled at the last meeting for a site review by the Harbor Master and the Planning Board. Bill Boardman, CEO, said that it is too cold to perform the site review by boat this time of year and recommends putting the site review off until warmer weather. Bill also pointed out that the application is incomplete due to the contractor not having all of his permits in place.

MOTION BY Peter Coombs, seconded by Bill Schoppe, to table the application of Benjamin Berg, Map 11, Lot 38, Application #28-16 for the construction of a dock/float/incline until conditions are more amenable regarding weather in order to perform a site review. Motion passed 5-0.

OTHER BUSINESS:

CEO Report:

Bill Boardman submitted his written CEO report for November 2016.

He also reported that the Planning Board would be receiving an application for an automobile graveyard from David Paul. He reminded the Planning Board that the ordinance was recently changed requiring a first time applicant of an automobile graveyard to first apply to the Planning Board and then to the Board of Selectmen. This application was discussed at length with the Board of Selectmen in the past and those minutes, as well as other pertinent documentation from that time, will be copied for the Planning Board members.

Committee Reports:

None

Correspondence:

TOWN CENTERS DISTRICT ORDINANCE PROPOSAL, dated 10/22/16:

The Planning Board, in looking at the three areas included in the proposal from the Town Centers Committee, discussed at length the impact that this zoning change may have on the island and how it will transform the image of the island. The Board agreed that there are two natural town centers, the post office area, and the Dark Harbor area, which are suitable for discussion regarding development of town centers. The up island areas near the transfer station and Durkee's Store, they agreed, are not historic town centers. Furthermore, the Board agreed that there is sufficient land for development in those areas under the existing ordinances and that there are only a few lots that could use the new zoning to their advantage. Jan Harmen said she feels the needs of the up island area should be addressed separately at another time. The Chair asked Peggy Pike to write a letter to the Town Centers Committee letting them know that before continued review of the proposed ordinance changes, they recommend removing the up island areas from the proposal.

The Planning Board discussed the objectivity of Jan Harmen regarding this matter as her property is included in the proposed up island town centers area. Jan Harmen said she feels she can be objective and this was agreed upon by the remainder of the board. **MOTION by I. Jackson that the Planning Board feels that Jan Harmen can be objective in decisions regarding the Town Centers proposal. B. Schoppe seconded the motion and it passed 5-0.**

Adjournment of Meeting:

P. Coombs made a motion to adjourn the meeting. J. Whyte seconded the motion and it passed 5-0. The meeting adjourned at 6:45 PM.

Respectfully submitted,

Peggy Pike

Secretary to the Islesboro Planning Board