

Town Of Islesboro  
**Planning Board**  
Regular Meeting  
February 16, 2015

**MINUTES**

Members Present: Janice Harmen, Gil Rivera, Jennifer Whyte, Peter Coombs and alternate William Schoppe. Excused: Greg Barron

Others Present: Bill Boardman - CEO, Steve Miller

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

MOTION by J. Whyte, seconded by Gil Rivera, to approve the minutes of January 26, 2015 as written. Motion passed 5-0.

**OTHER BUSINESS**

- People Wishing to address the Planning Board:

Steve Miller wanted to discuss with the Planning Board the topic of accessory dwelling units. Steve submitted two handouts entitled "*Islesboro Accessory Dwelling Units*" and "*Zoning Regulations for ADU's - Issues and Options*" to the Board which have been attached to these minutes and made part of the record.

**The following are some of his concerns:**

- 1) There should be a reason or purpose for changing the LUO to allow ADU's.
- 2) Other alternatives to changing the ordinance might be looked at to satisfy the purpose of the ADU.
- 3) Groundwater and soil carrying capacity of the island should be considered.  
A reported dated 11/22/06 entitled "Soil Carrying Capacity, Islesboro, Maine" was given to the Board members
- 4) Appropriate restrictions should be written into the ordinance.  
(See #4 of the handout).

The Planning Board thanked Mr. Miller for his insight and information, and they welcome him back at upcoming meetings for further discussion of the ADU's

- Committee Reports: None
- Correspondence: None
- LAND USE ORDINANCE REVIEW

**Accessory Dwelling Unit:**

The Planning Board decided to go ahead, although time is limited, to write language into the Land Use Ordinance for the allowance of ADU's.

J. Harmen will present a draft at the next meeting, and if need be, the Planning Board can hold a special workshop or two for completion of the language prior to the Public Hearing on March 9<sup>th</sup>. The Planning Board may also choose to take more time with this this matter and not have it ready for the upcoming Public Hearing.

The Planning Board decided on the following:

- 1.) ADU's can be created as a separate unit within an existing home, an addition to the home, or as a separate structure.
- 2.) Maximum size would be 800 square feet.
- 3.) Maximum bedrooms would be two
- 4.) The septic system for the ADU would have to meet all State Plumbing requirements.
- 5.) Unattached ADU's will require their own septic tank at the minimum, and if the current septic system does not have the capacity for the increased number of bedrooms, then a septic system will have to be installed.
- 6.) Cannot create a new cut from the main road.
- 7.) Owner has to be a legal resident of Islesboro
- 8.) The main residence must be the primary residence of the owner.

The Planning Board agreed that one possible place to add ADU's in the ordinance would be to make ADU's a separate Article, replacing the current Article IV with ADU's and consequently bumping up the Article numbers for the remaining articles.

#### Review of Articles 5 & 6 of the LUO

Language in §125-33 (I) may have to be changed as a result of new ADU language. The Planning Board will revisit this.

The only other change is the addition of the definition of ADU in the Article VI.

#### ● FLOOD PLAIN ORDINANCE

Bill Boardman and the Planning Board have reviewed the proposed new Flood Plain Ordinance and have found no items that need to be changed at this time. Bill reported that he is going through the new flood plain maps, and is sending all home owners who could potentially be in the flood plain a letter letting them know that insurance rates will go up after July 6<sup>th</sup>, 2015 and they may want to look into this beforehand to save money on their insurance rates.

MOTION BY G. RIVERA, seconded by Jennifer Whyte, to accept as written the Flood Plain Management Ordinance and present the document as is for discussion at the upcoming Public Hearing on March 9, 2015. Motion passed 5-0.

#### ADJOURNMENT OF MEETING

MOTION by G. Barron to adjourn the meeting. G. Rivera seconded the motion and it passed 5-0. The meeting adjourned at 7:34 PM.

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board

