

Town of Islesboro
PLANNING BOARD
Regular Meeting
March 11, 2019 @ 6:15 PM
Town Office Meeting Room

MINUTES

MEMBERS PRESENT: Chair Jan Harmen, Bill Schoppe, Jennifer Whyte, and Isabel Jackson
Excused: Gil Rivera and alternate Jennifer West

OTHERS PRESENT: CEO Bill Boardman, and Terry Cowan

Chair Harmen called the meeting to order at 6:15 PM and a quorum was established.

MOTION by B. Schoppe, seconded by J. Whyte, to approve the minutes of February 25, 2019 as written. Motion passed 4-0.

OLD BUSINESS

Development Review Ordinance:

Islesboro Central School/Town of Islesboro, Map 13, Lot 22, Application MD1-19, Construction of a solar array.

This application is for the construction/installation of a solar array which will consist of four rows of modules, each 72' long, 11' deep, and 10' 6 tall. The application was tabled at the last meeting for a site review which was performed by Bill Schoppe and Bill Boardman. The Site Review Report was submitted and filed with the application. Bill Schoppe reported that he and Bill Boardman met on site with a representative from ReVision Energy and they found everything to be in order. Jan Harmen said that because the square footage of this project is under 3000 square feet, it is considered a minor development.

The Planning Board reviewed the Criteria of Approval and the prepared Findings of Fact. It was noted that the project requires a trench to be dug and the Findings of Fact will be amended to include the trench in Section 45-19 (A).

MOTION BY I. JACKSON, seconded by Bill Schoppe, to approve the Findings of Fact for Application #MD1-19, Islesboro Central School, Map 13, Lot 22, as amended. Motion passed 4-0.

MOTION BY B. SCHOPPE, seconded by I. Jackson, to approve Application #MD1-19 for Islesboro Central School, Map 13, Lot 22, to construct a solar array. Motion passed 4-0.

OTHER BUSINESS

- CEO Report - Bill Boardman will submit the CEO report for February at the last Planning Board Meeting in March.
- Visitor's comments: Terry Cowan had questions about the location of the Protection District Area vs the Shoreland Protection Area in reference to the Henderson application which was approved at the last meeting, and Bill Boardman differentiated the two for him. Terry also questioned the cause of pollution in Dark Harbor and reported that 80% of the shoreline at the southern end of Islesboro is closed to clamming and wonders about the septic system for Henderson. He said the greatest part of the lot slopes towards the water and wonders how a system could have been approved. Bill Boardman said that a system was designed and approved for a more level area on the property. Lastly, Mr. Cowan also has concerns regarding the Clafin house, he feels that the project exceeded the 30% expansion rule as well as the height limit. Bill Boardman said this is a Codes Enforcement issue and not one that should concern the Planning Board.

. Public Hearing Reminder: Peggy reminded the Board that the Public Hearing for changes to the LUO and the Protection Districts Map will be on March 25, 2019 at 6:00 PM with the regular meeting to follow. Peggy will not be at that meeting and left a Memo with instructions on procedure for the Public Hearing and for a motion to be made at the regular meeting to approve as is or as amended the ordinance changes so that they can then be placed on the Town Meeting Warrant. Isabel Jackson will take minutes of both the Public Hearing and the regular meeting. Peggy also has provided the Board members with the underline/cross-out ordinance amendment version that is the format that is presented at Public Hearing and Town Meeting.

ADJOURNMENT OF MEETING

MOTION by B. Schoppe, seconded by J. Whyte, to adjourn the meeting at 7:22 PM. Motion passed 4-0.

Respectfully submitted,

Peggy Pike
Secretary of the Islesboro Planning Board