

Town Of Islesboro  
**Planning Board**

Special Meeting  
March 3, 2015

4:30 PM

**MINUTES**

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

Others Present: Bill Boardman - CEO, and Evelyn Tigges

Chair Janice Harmen called the meeting to order at 4:30 PM and a quorum was established.

MOTION by G. Barron, seconded by J. Whyte, to approve the minutes of February 23, 2015 as written. Motion passed 5-0.

**OTHER BUSINESS**

This is a special meeting to finalize the LUO proposed changes.

The Planning Board went over the proposed changes and additions line by line, making final adjustments to the language. Please see attached final draft of the proposed changes as discussed and passed at this meeting.

Notably, Bill Boardman wanted to eliminate the minimum lot size of 1.5 acres for an ADU. He said that at least 70 properties, mostly year round residents, on the main roads would not be able to add an ADU because their lots are less than 1.5 acres, and he feels that if the owner can meet the standards on a lot less than 1.5 acres, then they should be able to have an ADU. The Planning Board was in favor of this and admitted that the year round people are the people that would probably benefit the most from an ADU. The Planning Board was unanimous in their agreement to eliminate the 1.5 acres.

Another change the Planning Board agreed on was the addition of the following language in 125-35.3 C: "Those homeowners served by the Dark Harbor Waste Water Transfer Facility need prior written permission from the Town Manager before approval of the ADU permit".

After completion of the review and additional minor changes, the following motion was made: MOTION by Jennifer Whyte to approve LUO changes as discussed at this meeting and present them to the public for review at the upcoming Public Hearing. G. Barron seconded the motion and it passed 5-0.

MOTION by J. Whyte to adjourn the meeting at 5:30 PM. G. Rivera seconded the motion and it passed 5-0.

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board