

Town Of Islesboro
Planning Board
Public Hearing
March 9, 2015 @ 5:30 PM

MINUTES

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

Others Present: Arch Gillies, Craig Olson and Odesser Schoppe

Chair Janice Harmen called the Public Hearing to order at 5:30 PM and a quorum was established.

Jan Harmen, Chair of the Planning Board, opened the Public Hearing with discussion on the Flood Plain Ordinance. She explained that essentially the town would be repealing and replacing the existing Flood Plain Ordinance with the new ordinance supplied by the State. It had been reviewed by the Planning Board, the CEO and Marc Schnur, and it was found to be acceptable as written. There were no questions from the audience regarding Flood Plain.

Land Use Ordinance changes were reviewed, as well as the new language on ADU (Accessory Dwelling Units), Article IIIA. J. Harmen explained that the original draft of the ADU language required 1.5 acres in order for an ADU to be allowed, but Bill Boardman -CEO, did some research on many of the houses along the main roads and found that at approximately seventy of them are not at least 1.5 acres. He felt that the 1.5 acres should be eliminated based on this research, which would give more people the opportunity to take advantage of the potential for having an ADU, as long as they could meet all the required standards. If the applicant is on the Dark Harbor Wastewater System, they must get prior approval from the Town Manager to be sure the system has the capacity for additional usage. A question came up about an ADU being built in part of a garage and if the total square footage of the ADU included the entire garage, and the answer was no, the ADU is measured separately from the rest of the structure. A. Gillies thanked the Planning Board for their great work in accomplishing this language on the ADU's in a such a short amount of time.

MOTION by J. Whyte to adjourn the Public Hearing at 5:50 PM. G. Rivera seconded the motion and it passed 5-0.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board