

Town of Islesboro
Planning Board
Regular Meeting
April 10, 2017 @ 6:15 PM
Town Office Meeting Room
MINUTES

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

Others Present: William Boardman - CEO, Terry Cowan, Matthew Silverio, Donna Seymour and William Warren

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 March 27, 2017 as written. The motion passed 5-0.

OLD BUSINESS

Bruce and Kerry Clafin, Land Use Application #5-17, Map 40, Lot 37

This application is for renovations and addition to the existing A-Frame house. Matthew Silverio is the acting agent for the applicant. This application was tabled at the last meeting for a site review and notification of abutters via certified mail 10 days in advance of this meeting. The site review was performed by W. Boardman and I. Jackson. The Site Review Report was submitted for the file. I. Jackson reported that they did not find any issues or concerns, and that the addition is not going any closer to the water. M. Silverio submitted the certified mail receipts to Peggy Pike for the record. It was noted that the applicant has met their notification requirement. Regarding consideration of an escrow account for the road, Bill Boardman said that the road is not posted and he does not feel an escrow account is appropriate for this application. Bill Boardman clarified that the septic system does not need to be updated or changed, unless it fails, as there is no increase in the number of bedrooms.

MOTION BY I. Jackson, seconded by B. Schoppe, to approve Application #5-17 for Bruce and Kerry Clafin, Map 40, Lot 37, for renovations and addition to the existing A-Frame house. Motion passed 5-0.

NEW BUSINESS

Johan Brigham, Land Use Application #6-17, Map 42, Lot 6

This application is for an addition and alternations to the existing guest house. Matthew Silverio is the acting agent for the applicant and gave an overview of the project. The existing bottom of the structure will be raised up 12" and therefore footing and posts will need to be replaced. Mr. Silverio explained that some of the footings will be affected by the flood zone regulations and will be engineered for that zone. When they have the final design from the engineer they will apply for the flood zone permit. A current flood elevation certificate is submitted with the application. The structure is wholly non-conforming to the shoreland setback, and thus a 2NC form accompanies the application. There is one abutter who was notified via certified mail within 10 days of this meeting. The abutter, Donna Seymour, had a side bar discussion with Mr. Silverio during this meeting and after the discussion, she did not offer any objections or concerns.

MOTION BY J. Whyte, seconded by B. Schoppe, to table application #6-17 of Johan Brigham for a site review and the flood zone permit. Motion passed 5-0. The site review will be done by J. Whyte and Bill Boardman. They will make a note to find out if this road is posted and report back to the Planning Board for consideration of road escrow account.

ADJOURNMENT OF MEETING

Jennifer Whyte moved to adjourn the meeting at 6:40 PM. G. Rivera seconded the motion and it passed 5-0.

Respectfully submitted,

Peggy Pike, Secretary to the Islesboro Planning Board