

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, May 17, 2021
Zoom Meeting at 5:00 PM

MINUTES

1. Call the meeting to order and Establishment of a Quorum.

Chair Bill Schoppe called the meeting to order at 5:00 pm and a quorum established.

Members Present: Bill Schoppe; Jennifer West, secretary; Dave Dyer, voting; Isabel Jackson; and Gil Rivera.

Absent: Jennifer Whyte, Jesse Burns

Others Present: Bill Boardman, CEO; Michael Hutcherson, Islesboro Media; Will Gartley, applicant agent; C. Gartley.

2. Approval of Minutes of May 3, 2021

Motion: To accept Minutes of May 3, 2021 as written, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5 yes 0 no.

3. NEW BUSINESS

A. LAND USE ORDINANCE

1. **Greyledge 2020 Trust. LU 21-21**, Map 13, Lot 43. New 5' X 120' pier.

- Application notes setbacks from property lines of 151' from south and in excess of 200' to north.
- DEP, Corps, and Submerged Lands permits received from applicant.
- No requests for public hearing received.
- Abutters notified for DEP application.
- Explanation of lifting beam on pier- to lift ramp in anticipation of rough weather.

Motion: To table application LU 21-21 for site review, I. Jackson, seconded by G. Rivera. Roll call, Motion passed 5 yes 0 no.

Motion: to table application LU 21-21 for Harbor Master Review, I. Jackson, seconded D. Dyer. Roll call, Motion passed 5 yes 0 no.

4. OLD BUSINESS

A. LAND USE ORDINANCE

1. **Susan Durkee, LU 19-21**, Map 24, Lot 22A, 827 Main Road. Construct a 14' x 50' modular home.

- Site Review was completed. All setbacks have been met.

Motion: Public Hearing for LU 19-21 not requested or required, by B. Schoppe, seconded by I. Jackson. Roll call, Motion passed 5 yes 0 no.

Motion: Application LU 19-21 is complete by I. Jackson, seconded by G. Rivera. Roll call, Motion passed 5 yes 0 no.

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Motion: Application LU 19-21 approved by I. Jackson, seconded by G. Rivera. Roll call, Motion passed 5 yes 0 no.

2. **J.T. Zlotkowski, MD 05-21**, Map 17, Lot 7F, 144 Mill Creek Road. Construct a 60' X 110' steel building for a plumbing business with shop and 3 apartments.

- The applicant has amended the application to no longer include 3 apartments. He may decide to pursue apartments at a later date, at which time he will apply to the Planning board.
- The applicant provided the following responses to the Planning Board's request for additional information:
 - Parking and circulation plan §125-29-1 and Article XV of DRO- road remain private?
 - *JTZ: Parking shall consist of 5 Business vehicles and 2 Guest parking spots*
 - (Business vehicles parking located at the south end of the building and guest parking at the north end.)
 - Driveway configuration, Article XV of DRO
 - *JTZ: As shown on attached plot plan,*
 - (Business entrance to the southwest of the building and entrance for Guest parking at northwest end of building.
 - Utility lines to building, §45-73
 - *JTZ: As shown on attached plot plan.*
 - Utility lines will be brought in underground to the building from a CMP pole on Meghans Lane on the east side.
 - Apartments- entrance and exits and layout.
 - *JTZ: As I am withdrawing the apartments from my plans this is no longer applicable.*
 - Business entrance location
 - *JTZ: Shown on building design pages.*
 - South end of building.
 - Outside lighting, configuration and location, §45-75.
 - *JTZ: Exterior lighting above each entrance/exit.*
 - Landscape plan for visual buffer from roads and areas around building, Article XVI of DRO.
 - *JTZ: I plan on planting a few trees but not intend to buffer building.*
 - Separation of 200' from any well §125-29-1. C.
 - *JTZ: Not applicable.*
 - Clarification required from CEO.
 - Sign- §125-32F
 - *JTZ: As of now there will be no sign on site.*
 - Erosion & Sedimentation control, Article XVII of DRO
 - *JTZ: Erosion control in place and exposed soils will be hydroseeded.*
 - Fire Chief: driveway dimensions and oil and chemical storage.
 - *JTZ: Existing driveway has been widened.*
 - Fire Marshall: apt. complex layout- sprinkler, smoke & carbon monoxide detectors; road configuration.
 - *JTZ: Not applicable.*
 - Groundwater committee- aquifer, groundwater quality, arsenic, etc., §45-100.
 - *JTZ: Well will be tested upon drilling.*
 - Department of Human Services testing and treatment required for central water supply of apartments if arsenic or other containments identified.
 - *JTZ: Not applicable.*

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- Information needed from applicant and CEO:
 - Location of driveway entrances for guests and business.
 - Waste water disposal requirements: Separation of 200' from any well §125-29-C3.
 - CEO- Is the building one or two stories?
 - CEO- Buffer plantings Table 9, §45-89.
 - CEO- Parking in Town Center, 1 space/500 SF; Building size is 6600 SF, or 13 spaces, Applicant only proposes 7.

Motion: The Planning Board needs clarification on the following items:

- CEO- Is the building one or two stories;
- Applicant- The Planning Board requests a plan for a buffer planting according to Table 9, §45-89, adjusted for a 60' wide building facing Mill Creek Road.
- Applicant- a description of the type of shielded lighting (§45-75) proposed.

By J. West, seconded by G. Rivera. Roll call, Motion passed 5 yes 0 no.

3. **Josh Linscott, MD 06-21**, Map 06, Lot 14A, 116 Main Road. Place a 30' x 48' garage/storage shed on site.

Motion: Application MD 06-21 meets the criteria of a Minor Development, B. Schoppe, seconded by I. Jackson. Roll call, Motion passed 5 yes 0 no

- Site review was completed and all setbacks were met. The south side set back facing the Post Office is 15' 6".
 - The hours of operation will be 8:30 to 5:00.
 - Lighting is existing on the building. Down facing.
 - Parking required is 3 spaces.
- Abutters have been notified.

Motion: Public Hearing not requested or required for application MD 06-21, by B. Schoppe, seconded by I. Jackson. Roll call, Motion passed 5 yes 0 no.

- Buffer plantings: need to clarify requirement.
- Clarification on orientation of building.

Motion: Application MD 06-21 tabled for clarification of buffer planting requirement and orientation of building, B. Schoppe, seconded by G. Rivera. Roll call, Motion passed 5 yes 0 no.

5. OTHER BUSINESS

- CEO Report- Noted an error in the report, Susan Durkee's application not approved in April. Also, note error on application: Lot 22A, Acreage: 1.375.
- People Wishing to Address the Planning Board: None
- Correspondence: K. Grindle's letter in packet. Has CEO spoken with the Town attorney regarding aquaculture? Noted that §125-35D does include fisheries in Planning Boards review.
- Committee Reports- AUCO committee chair has resigned.
- Chair- Additional Business- none

Motion to adjourn meeting at 6:02 by B. Schoppe, seconded by G. Rivera. Roll call, Motion passed 5 yes 0 no