

Town of Islesboro  
**Planning Board**  
Regular Meeting  
May 18, 2015 @ 6:15 PM  
Town Office Meeting Room

MINUTES

Members Present: Chair Jan Harmen, Gil Rivera, Jennifer Whyte, Peter Coombs, Greg Barron and alternate Bill Schoppe

Others Present: Bill Boardman - CEO, and Isabel Jackson

The meeting was called to order at 6:15 PM, and a quorum was established.

MOTION BY G. Barron, seconded by G. Rivera to approve the minutes of May 4, 2015 as written. Motion passed 5-0.

**OLD BUSINESS**

DEVELOPMENT REVIEW ORDINANCE

Laura & Josh Read, Map 25, Lot 5, Application #MD1-15

This application is for the change of use of an existing outbuilding to a retail gallery and gift shop. The Planning Board tabled this application at the last meeting for a site review which was to be done by the CEO. The application was amended to include a retail sign.

Bill Boardman, CEO, performed the site review and submitted the Site Review Report for the file. He reported that the site review found everything to be in order. He did note that the site line looking Northwest on Meadow Pond Road was limited to approximately 250', but he felt the Yield sign in that area slows the traffic down. The site line to the right was 400+ feet. The proposed parking area met all setbacks.

Jennifer Whyte said that she has had conversations with David Petzel, an abutter to the Read property. Her understanding is that Read's washing machine was never plumbed in correctly and runs onto the ground as gray water, and when it does it runs onto the Petzel property. Bill Boardman said there were some piping problems that have been fixed, but he is unaware of this problem as reported by Jennifer. Jennifer will ask Mr. Petzel to contact Mr. Boardman for further discussion.

The Planning Board reviewed the Findings of Fact in conjunction with the Criteria of Approval. MOTION by Peter Coombs, seconded by Jennifer Whyte to approve the Findings of Fact for Development Review Application #MD1-15 as written. Motion passed 5-0.

MOTION by G. Rivera to approve Development Review Application for Laura and Josh Read, Map 25, Lot 5, Application #MD1-15, to change the use of an outbuilding converting it to a gallery and gift shop. Peter Coombs seconded the motion and it passed 5-0.

## **NEW BUSINESS**

### **DEVELOPMENT REVIEW ORDINANCE**

#### Island Plumbing & Heating, Inc., Map 17, Lot 7F, Application #MD2-15

This application is for the conversion of an existing shop into a two story structure containing a two bedroom dwelling unit on the second floor with a plumbing shop and office on the bottom floor. The abutters were properly notified and there have been no abutters who have voiced any objections to date. The septic design is for two bedrooms. The application was reviewed and found to be complete.

Chair Harmen questioned whether the applicant was in violation as the application said that most of the work to revamp the building had already taken place. Bill Boardman explained that the applicant was not in violation as he had not utilized the building as a dwelling unit, and had not changed the footprint.

MOTION by Gil Rivera, seconded by G. Barron, to table the application of Island Plumbing & Heating, Inc, Application #MD2-15, Map 17, Lot 7F, for a site review to be performed by the CEO, Bill Boardman. Motion passed 5-0.

## **OTHER BUSINESS**

CEO Report: Bill Boardman submitted the CEO Report for April.

He further reported that the grant deadline that Leila Pike, E.I.T., of Ransom Engineering is applying for on behalf of the Town was May 15, 2015, and he has not heard anything further at this point. The study will focus on two areas - the Narrows and the Ferry, and the town's contribution will mainly be as in kind.

Correspondence: Memo from Peggy Pike regarding Isabel Jackson's interest in serving on the Planning Board. Isabel said that she has worked in the trades for years and wants to service on a town committee, and the Planning Board interests her. MOTION by J. Whyte to recommend to the BOS appointing Isabel Jackson as an alternate to the Planning Board. G. Rivera seconded the motion and it passed 5-0.

MOTION by J. Whyte, seconded by Gil Rivera, to adjourn the meeting at 6:50 PM. Motion passed 5-0.

Respectfully submitted,

Peggy Pike, Secretary to the Islesboro Planning Board.